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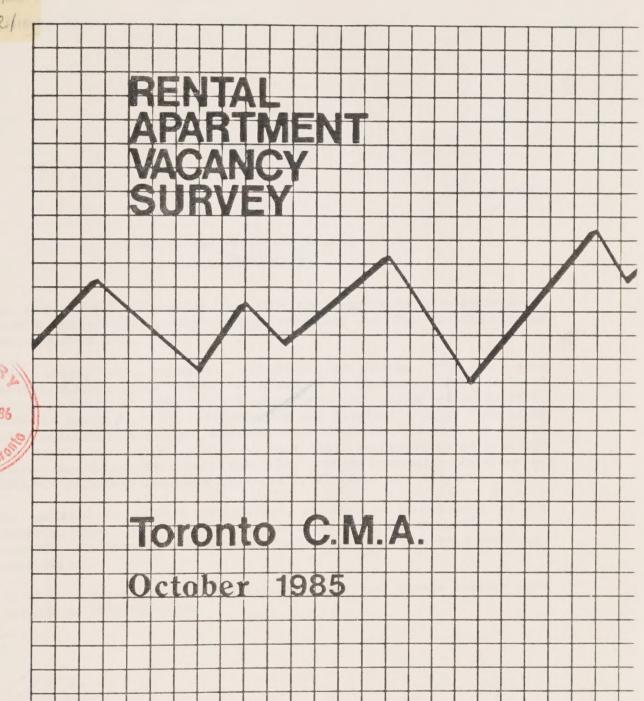
CMHC

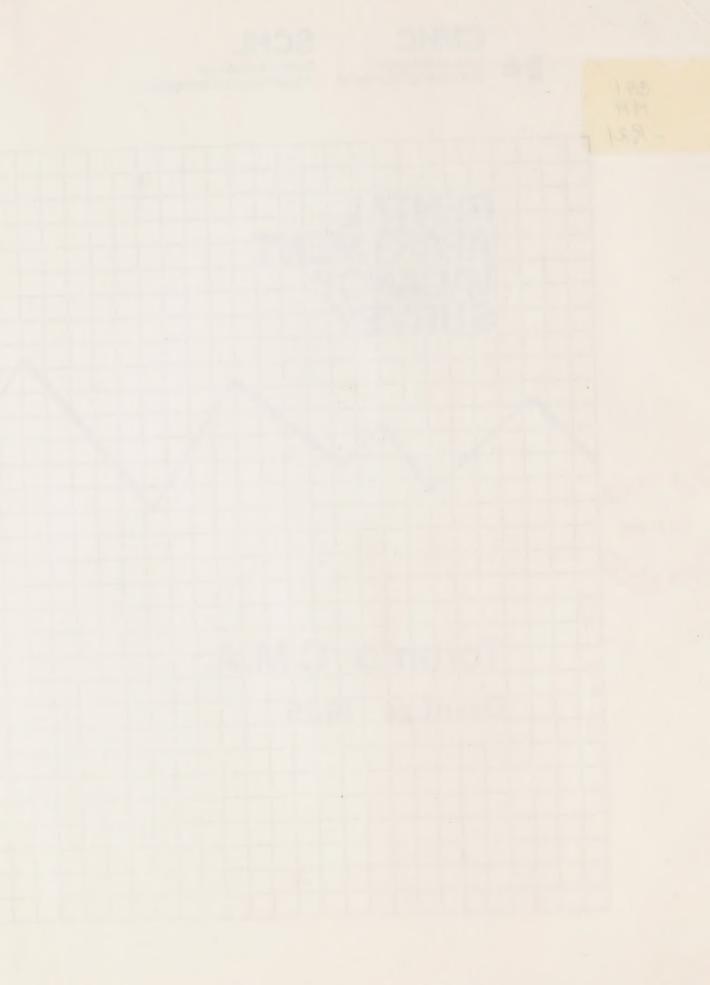
Canada Mortgage and Housing Corporation

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Canada Mortgage and Housing Corporation

Société canadienne d'hypothèques et de logement

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Toronto Branch

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TORONTO OFFICE

January 1986

Re: Rental Apartment Vacancy Survey October 1985

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan Area.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to March 31, 1984 and all units completed in the period April 1, 1984 to March 31, 1985. Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation this survey report would not have been possible. Of an estimated universe of 280,569 privately initiated units, 235,391 units were sampled.

In addition to vacancy information, we also collected data on the rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, please contact Gord Garland at (416)781-2451.

C.K. Holder Manager

Toronto Branch

ONTARIO RENTAL APARTMENT VACANCY SURVEYS

Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1985. The survey is conducted in April and October of each year. In October twenty-four centres were surveyed in Ontario.

There are three universes* which comprise the total rental apartment universe. Apartments completed April 1, 1984 to March 31, 1985 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to March 31, 1985, are known as the "public" universe. Apartments completed during the period April 1, 1985 to September 30, 1985 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 0.5 percent in October 1985 and 0.6 percent in April 1985.

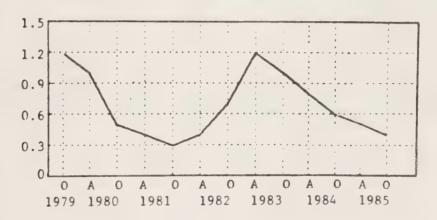
^{*} The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.

A. VACANCY RATES

CMHC's October 1985 Apartment Vacancy Survey showed a further tightening in the private rental market.

Within the Toronto Census Metropolitan Area the "regular survey" vacancy rate for privately initiated apartments (completed 7 or more months before the survey) declined to 0.4%, from 0.5% in April 1985. This reduction in the vacancy rate continues the downward trend established after rates peaked in April 1983 in response to a shift in demand to homeownership and the recession's negative influence on rental demand. Historical changes in the "regular survey" rate are shown below.

"Regular Survey" Vacancy Rates Toronto C.M.A.



Vacancy rates by age of apartment building are shown in Figure I, which also summarizes CMHC's framework for analysing the private rental market. Vacancy rates for privately initiated apartments vary by the age of the apartment stock (or when the buildings were built). In comparing these vacancy rates it is helpful to remember that rent levels are usually geared to the age of the building. Newer apartments generally rent for a higher amount than older ones, and apartment buildings occupied prior to 1976 are subject to Ontario's Rent Review Act. While the Government of Ontario has announced its intent to extend rent review to all private rental units occupied since January 1, 1976, at the time of the October 1985 survey such legislation had not been passed.

In October 1985 the "overall" vacancy rate (which includes both the regular survey universe and units completed within the last 6 months) was cut in half to 0.4%, as compared to 0.8% in April 1985. This significant decrease in "overall" vacancies was due to a sharp reduction in the number of newly completed units combined with a general tightening of the rental market.

FIGURE I: Toronto CMA Privately Initiated Apartments
Vacancy Rates by Age of Apartment Stock

Age of Building	(Number	Universe of Units) Oct.1985	Vacancy Apr.1985	
1. Old (19 months or longer on market)	274,339	275,752	0.4	0.3
2. New (7-18 months on market	3,884	4,817	4.5	4.6
3. Regular Survey (old plus n	ew) 278,223	280,569	0.5%	0.4%
4. Newly Completed (6 months or less on market)	2,186	729	39.1	26.1
Overall (regular survey pl newly completed)		281,298	0.8%	0.4%

NOTES:

- 1. Apartments completed at least 19 months prior to the survey date are known as the "Old" universe. This vacancy rate is a useful measure of the demand for, and condition of, the older stock.
- 2. Apartments completed within the time period of 7 to 18 months prior to the survey date are known as the "New" universe. This vacancy rate is a useful indicator of the market acceptance of newer units. High vacancies in the "New" universe are generally indicative of rent-up problems since the 6 month exclusion allows a reasonable length of time for buildings to become fully occupied.
- 3. By combining the "Old" and "New" universe the "Regular Survey" vacancy rate can be calculated for all privately initiated apartments built at least 6 months prior to the survey. This rate is the accepted measure of vacancies in the existing rental stock after allowing a reasonable time for rent-up.
- 4. The "Newly Completed" vacancy rate is calculated for structures that are not part of the physical survey. These buildings have been completed during the 6 months immediately preceding the survey and the number of vacant units is determined by CMHC's Monthly Market Absorption Survey. This vacancy rate gives an indication of units available in newly completed buildings that are currently renting-up.
- 5. The "Overall" vacancy rate includes all structures physically surveyed plus those on the market less than 6 months. It therefore takes into account all units regardless of length of time on the market. The overall rate is a useful concept in identifying the total availability of rental accommodation; it is conceptual to the extend that it makes no allowance for rent-up.

In particular, while the vacancy rate for the "newly completed" stock (6 months or less on the market) decreased from 39.1% to 26.1%, the number of newly completed units fell by two-thirds from 2,186 units in the previous survey to 729 in the current one. Since there is a two year lead time between planning and completion of new apartment buildings, the reduction of completions reflects conditions in 1983 and is not the result of any recent policy change by government. Private market rental completions in the 6 months preceeding the survey included 587 MURB units and 142 units receiving no government assistance. These completions reflect the gap in program delivery between the winding down of the Canada Rental Supply Program and the starting up of the Canada Ontario Rental Supply Program. The sharp reduction in the number of newly completed units resulted in a sharp reduction in vacancies for this stock - from 854 vacant units in April 1985 to 190 vacant units in October 1985.

Very limited choice in the market was also evidenced by relatively stable vacancy rates in the "new" stock (buildings 7-18 months on the market), despite an almost 1,000 unit increase in this portion of the stock.

As regards the "old" stock (buildings 19 months or longer on the market), which comprises the bulk of all units, only a marginal decrease from 0.4% to 0.3% took place. However, this decrease is significant both because of the sheer size of the old stock and because it forms part of a consistent downward trend — with vacancies in the "old" stock now at the historical low which was last experienced in October 1981.

Several factors have combined to produce the net result of a continued decline in vacancies:

- expanded employment the rate of unemployment within the CMA has declined from 7.8% in September 1984 to 6.9% in September 1985 with estimated total employment increasing by 19,000 persons during the same time period, resulting in increased household formation.
- population movement into Ontario during the first 9 months of 1985 the net inflow of people into Ontario was 24,215 (almost 25% below the net inflow for the comparative period in 1984, but nevertheless the second highest level since 1979) resulting in a significant net gain for the C.M.A.
- changes in the rental apartment stock with growth in demand, the impact of incremental reductions in the rental stock, (through demolitions and conversions of tenure to condominium and co-ownership) have begun to compound the shortage of new supply.

The very strong resale and new homeownership markets, and the resultant increased movement of tenants into ownership housing, have lessened the full impact of the above factors.

Nevertheless, put in its historical context, the Toronto C.M.A. "regular survey" vacancy rate of 0.4% is just above its historical low of 0.3% experienced in October 1981, while the Metro Toronto rate at 0.2% is an all time low, surpassing the previous low of 0.3% which was last experienced in April 1982.

The attached Table III summarizes the "regular survey" results by zone and municipality, while the Map at the end of this report gives a visual presentation of zone boundaries.

Within the Census Metropolitan Area all municipalities experienced decreased vacancies and a tightening of the rental market with the exceptions of East York and Markham, where the rates were constant at 0.1% and 0.0% respectively, and Oakville and Aurora/Newmarket, where rates increased.

The areas having the highest "regular survey" rate remained the Mississauga/Brampton/Oakville area with 1.2% (as compared to 1.4% in April 1985).

Zone 22 (Brampton-East) registered the highest vacancy rate at 5.9% followed by Zone 19 (Mississauga-North West) at 1.3% and Zone 20 (Mississauga-North East) at 1.1%. These three zones have experienced a high concentration of completions in upper rent ranges during the past two years, with the result being high tenant turnover. However, in each of these zones vacancy rates have consistently declined since October 1984.

The lowest rates were in the following zones, all of which had vacancy rates of 0.0%: Zone 3 (Toronto-North), Zone 5 (Etobicoke-South), Zone 6 (Etobicoke-Central), Zone 14 (North York-North East), Zone 16 (North York-North Central), Zone 24 (Caledon/Vaughan/King), Zone 25 (Richmond Hill), Zone 27 (Markham) and Zone 28 (Pickering/Ajax). The second lowest rates were in Zone 9 (East York) and Zone 13 (North York-South East) which had rates of 0.1%.

Vacancy rates declined sharply in many municipalities. Among the most significant were North York (where rates were cut from 0.3% to 0.1%), Etobicoke (where rates fell from 0.2% to 0.1%), York City and Scarborough (where rates declined from 0.4% to 0.2%) and Pickering/Ajax (where rates were sharply reduced from 0.8% to 0.0%).

Vacancy rates by structure size for October 1985 and over the past few years are shown in the attached Table II. All structure size categories registered decreased vacancy rates with the exceptions of buildings in the 6-9 dwelling unit category (where rates remained stable at 0.9%). The sharpest decrease was for buildings in the 50-99 dwelling unit category, where rates were cut in half to 0.2%.

Table V shows vacancy rates by unit type. Vacancies remained the lowest for one bedroom units at 0.3% and the highest for bachelor units at 0.6%. The sharpest decline in vacancy rates was for 3 bedroom units, down from 0.7% to 0.4%, demonstrating increased demand for family oriented accommodation despite the very active homeownership market.

In summary, the private rental market has experienced a further tightening with this being most obvious in Metro Toronto where the vacancy rate decreased from 0.3% to an all time low of 0.2%. The decline in vacancies and consequent tightening spells very limited choice for tenants. As shown in Figure II below, there is almost no slack left in the pre-1976 stock of units subject to rent review; while for units not subject to rent review, vacancies have been cut by nearly three quarters since April 1983. Included in the no rent review category are vacancies in buildings that were still renting up after 6 months on the market.

FIGURE II: Toronto CMA Regular Survey Vacancy Rates by Rent Review Status

Survey		Rent Review Statu	s
Date	Rent Review	No Rent Review	Combined
April 1983	0.6%	6.2%	1.2%
October 1983	N/A	N/A	N/A
April 1984	0.4%	3.7%	0.8%
October 1984	0.3%	2.7%	0.6%
April 1985	0.3%	2.0%	0.5%
October 1985	0.2%	1.6%	0.4%

The scarcity of accommodation has resulted in the rapid absorption of even higher rent projects, and as a consequence rental incentives have ceased to be advertised for all but a few projects. However, as Figure III below demonstrates, most of the vacant units are still located in higher priced rental units.

FIGURE III: Vacant Units by Rent Level
Toronto CMA*

	Not Given	Under 350	350- 449	450- 549	550- 649	650- 749	750- 1000	Over 1000	Total
Bachelor	4	46	10	14	3	0	16	0	93
1 Bedroom	5	8	42	27	84	38	16	45	265
2 Bedroom	2	1	11	25	68	141	114	61	423
3 Bedroom	0	0	1	2	16	37	26	9	91
		5.5	64	68	171	216	172	116	872

^{*} Based on "regular survey" sample.

B. RENT INCREASES

Rent survey data are based on a sample of privately initiated apartments from the "regular survey" universe and are not necessarily representative of the private rental market as a whole. In the October 1985 survey rent ranges were increased from the previous upper limit of \$750/month (or more) to the new upper limit of \$1,000/month (or more). This change results in a one time overestimation of rent increases for those units previously categorized as 750/month (or more) in the April 1985 subsample. The subsample, which is used to calculate the rate of rent increase, inclues only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. The overestimation is related to the proportion of units surveyed in April 1985 that were renting in the \$750/month (or more) category as follows:

FIGURE IV: Proportion of Units Surveyed in April 1985 Renting in the 750/Month (or more) Category

	Not Subject Rent Review	Subject to Rent Review*	Combined/ Average
Bachelor	0.0%	0.4%	0.3%
1 Bedroom	6.7%	0.1%	0.8%
2 Bedroom	17.6%	1.0%	4.3%
3 Bedroom	30.7%	3.3%	11.2%
Total	15.3%	0.7%	3.2%

* In October 1984 the exemption from rent review of units renting for over \$750/month, in pre 1976 buildings, was cancelled and such units became subject to rent review if rents increased over \$750/month after October 30, 1984.

As Figure IV shows, the overestimation of the rate of rent increase will be largest for 3 bedroom units not subject to rent review and smallest for bachelor units not subject to rent review. For rent increases over a 12 month period, the overestimation of rent increase is a maximum of 0.16 percentage points for each 1% of units renting for over \$750/month at April 1985 (e.g. if 20% of the units were rented for over \$750 the rate of rent increase would be overestimated by a maximum of 3.2 percentage points).

Survey results for October 1985 reveal that:

- Rent increases in the last year significantly outpaced increases in the consumer price index.
- On a 12 month basis, the rate of rent increase has consistently risen in each survey since April 1984.
- For the first time since April 1983, the 12 month rate of increase for units not subject to rent review was actually higher than for units subject to rent review (7.6% as compared to 7.3% when adjusted for the overestimation).

Between October 1984 and October 1985 the Consumer Price index increased by 3.9% in the Toronto CMA, while the rent index component of the CPI increased by 5.2%. The rent index component is based on a different sample than the CMHC rent survey, with the CMHC rent survey showing a combined average rent increase of 7.5% after adjusting for the overestimation (8% unadjusted).

In the Toronto CMA, CMHC's combined average rate of rent increase has consistently risen, on a 12 month basis, for each survey since April 1984, as follows:

		Su	rvey Dat	е	
	Oct/83	Apr/84	Oct/84	Apr/85	Oct/85
Combined Average 12 Mo. Rate of Rent Increase	6.3%	5.2%	5.8%	6.5%	7.5%*

^{*} Adjusted for overestimation.

This trend to higher rates of rent increases generally parallels the decline in vacancies.

Figure V shows average rents and the unadjusted percentage change in rents over the last six and twelve months for units not subject to rent review, subject to rent review and the combined average. The differential between average rents subject to rent review and not subject to rent review results from provincial controls on rent increases as well as the age and quality of the apartment stock. In particular, newer apartments tend to have upgraded features and comprehensive project amenities which are reflected in their rents.

FIGURE V

Average Rents and Rates of Rent Increase
by Unit Type and Rent Review Status
Toronto Census Metropolitan Area*

							Combination Avg. Rent \$	-	erage hange 12 Mo.
Bachelor 1 Bedroom 2 Bedroom 3 Bedroom Weighted Average	445 591 675 745	3.6 5.5 6.5 10.1	14.7 9.7 9.0 12.2	344 415 481 561 448	4.5 3.7 4.0 4.5 3.9	7.7 7.0 7.7 8.2 7.4	360 435 519 615 481	4.3 3.9 4.6 6.4 4.5	9.0 7.4 8.0 9.6 8.0

^{*} Based on subsample, unadjusted for overestimation.

A comparison with the April 1985 survey shows that, on a 12 month basis, the overall rate of rent increase has risen from 6.5% to 7.5% (adjusted). For units subject to rent review the rise was from 6.7% to 7.3% (adjusted) while for units not subject to rent review the rate of increase rose from 5.4% to 7.6% (adjusted). Limited choice on the market combined with the Government of Ontario's announced intention to extend rent review to all private rental units appear to have been the key factors influencing higher rent increases.

Further statistical summaries of rent ranges, rent increases and average rents by bedroom type and survey zone are contained in the appendix to this report. Data reported in the appendix are unadjusted for the overestimation of rent increases.

C. SUMMARY AND OUTLOOK

The vacancy rate statistics and rent data for October 1985 show a continued tightening in the Toronto CMA rental market. In particular, any slack which existed in the older rental stock has been eliminated, with the result of limited choice for tenants. This limited choice has resulted in the rapid absorption of even higher rent projects and has exerted upward pressure on annual rent increases. As a consequence, rental incentives, which had been prevalent for new projects over the past two and a half years have been eliminated from most buildings.

Key factors influencing the rental market over the next year are:

- with the continued stability of lower interest rates, movement into ownership housing is expected to remain strong, although not up to the levels achieved in 1985.
- population movement into Ontario, new household formation and employment growth are expected continue, but at a reduced rate.
- rental apartment completions within the CMA are anticipated to be 400 private market units for the 6 months October 1985 to March 1986 and 800 units for the 6 months April to September 1986.

The overall effect of these factors is expected to be that vacancy rates over the next year will decline marginally from current levels.

TABLE 1/TABLEAU I

VACANCY RATES IN APARTHENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN HETROPOLITAN AREAS

TAUX D'INOCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE, DE SIX LOCEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES 1977-1985

(PER CENT/POUR CENT)

						-							-	-				
Metropolitan	1977	17	1978	80	1979	6	1980	0	1981		1982	2	1983	3	1984	7	19	58
Région Région métropolitaine	Apr. avr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.	Apr.	Oct.
									-									
Calgary	0.3	0.2	0.8	1.5	1.9	0.7	1.2	0.5	0.7	0.3	1.8	2°9	11.1	11.7	13.4	10.1	7.7	3.7
Chicoutimi-	0.8	0.2	7.0	0.8	1.6	1.9			0.5	1.0		3.5	2.5	2.2	1.6	1.3	1.4	
Jonguière																		
Edmonton	0.2	0.1	0.9	0.9	3.0	1.9	2.7	1.0	2.4.	1.1	3.2	4.3	7.3		11.2	9.7	7.9	
Balfax	2.9	1.4	2.5	2.2	3.0	2.5	2.5	1.2	0	0.5	6.0	0.5	1.9		0.8	4.0	0.7	
Bamilton	4.1	3.9	0.4	3.3	3,3	2.1	1.9	1.5	1,3	1,1	0.7	9.0	1.3		0.8	0.7	0.5	0.5
Kitchener	3.0	2.5	2.8	2.6	2.5	1.9	2.1	1.1	1.6	0.7	0.9	0.9	2.0		9.0	9.0	7.0	0
London	000	1.6	1.8	2.1	3.4	4.1	5,3	3.7	3.4	1.7	2.3	2.7	3.1		2.2	1.0	6.0	7.0
Montreal	1.4	3.5	3.4	5.5	4.4	9.4	3.7	3.5	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6
Oshawa	0.7	2.0	1.5	1.4	1.8	3.6	2.6	2.2	1.0	0.0	0.2	0.4	1.1		1.3	0.3	0.1	0.1
Ottawa-Hull	2.8	2.5	2.5	2.6	3.0	4.1	4.4	3.8	2.4	1.1	0.7	0.3	0.3		0.3	0.3	1.0	1.2
Ottawa	1.7	1.2	1.2	1.3	2.2	3.2	3.7	3.1	2.0	9.0	0.4	0.2	0.2		0.2	0.3	0.8	0.7
Hull	7.6	8.5	8.0	8.1	6.9	8.2	7.7	8.9	4.5	3.8	2.0	9.0	9.0		9.0	0.7	2.1	3.5
Quebec	0.9	- T	1.6	3.5	3.0	4.0	2.6	2.6	1.8	1.6	1.5	4.2	3,3		2.8	1.6	1.1	1.4
Regina	0.4	1.1	2.4	1.9	3.5	1.8	2.0	0.7	1.8	0.5	0.9	0.2	2.5		2.8	1.6	3.5	
St. Catharines	1.9	1.1	1.8	1.5	2.2	2.0	2.8	1.8	1.7	0.7	1.1	1.4	2.6		6.0	0.8	9.0	0°3
-Niagara																		
Saint John	11.7	10.6	11.6	10.4	7.7	6.9	3.4	0.4	۳ 9 9	3.0	4.3	1.9	3,3		ى ش	ص ش	س ش	2.5
St. John's	3.4	2.5	8.6	5.9	5.7	0.8	2.5	0.1	0.7	1.2	6.1	0.9	4.0	3.5	ص م	1.5	2.9	1.6
Saskatoon	0.1	0.2	1.0	0.8	3,3	0.9	1.9	0.5	1.6	0.0	2.0	1.0	۳. د.		4.3	1.2.	3.2	2.3
Sudbury	6.0	1.0	3.0	6.1	6.6	5.4	3.2	1.9	1.6	0.5	9.0	1.3	1.5		0.7	9.0	8.0	0.0
Thunder Bay	0.1	0.2	0.8	1.0	1.0	1.2	0.1	0.8	1.3	0.8	1.1	7.0	1.0		1.0	0.3	0.3	9.0
Toronto	1.0	0.9	0.8	0.7	1.1	1.0	1.1	9.0	0.5	0°3	7.0	9.0	1.1		8.0	9.0	9.0	7.0
Trofs-Rivières	**	*	**	**	食食	水水	**	**	**	**	1.5	4.2	0.4		2.3	1.9	2.0	× ×
Vancouver	1.6	1.5	1.4	1.3		0.2	0.1	0.1	0.1	0.1	0.5	1.7	2.4		2.1	2.1	2.6	2.1
Victoria	2.9	2.5	4.4	1,2	1.7	0.1	0.1	0.1	0.1	0.1	9.0	1.4	2.6	- 0	3.5	2.1	3.0	1.8
		-	-	0		1 3	3.1	5.5		6.9	7.9	3.1	2.5	1.7	1.1	6.0	0.7	0.7
Windsor	C . I	0.1		0 0		1 4		9 7	, ,			1.2	1.3		1.0	0.8	0.8	6.0
Winnipeg	1.2	æ 	0.1	۲.۵		6.4	7.4	0.		1				1				
TOTAL (1)	1.5	2.2	2.2	3.0	2.9	2.8	2.5	2.1	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4

(1) Weighted Average of Metropolitan Areas Surveyed/Moyenne pondérée des régions métropolitaines faisant l'objet de relevé. Not available/Non disponible. Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1975 - 1985

Per Cent (Pour Cent)

Period (Période)		(Taille	Struc des imme			Dwelling nombre de		nts)	
(Tellode)	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1075									
1975 - Apr. (Avr.)	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
Oct. (Oct.) 1976 -	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
Apr. (Avr.)	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
Oct. (Oct.) 1977 -	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
Apr. (Avr.)	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
Oct. (Oct.) 1978 -	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
Apr. (Avr.)	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
Oct. (Oct.) 1979 -	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
Apr. (Avr.)	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
Oct. (Oct.) 1980 -	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
Apr. (Avr.)	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
0ct. (0ct.) 1981 -	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5
Apr. (Avr.)	0.9	0.7	0.4	0.6	0.3	0.3	0.3	0.4	0.3
0ct. (0ct.) 1982 -	1.4	0.8	0.4	0.4	0.3	0.2	0.2	0.3	0.2
Apr. (Avr.)	0.8	0.4	0.5	0.7	0.5	0.2	0.3	0.4	0.4
Oct. (Oct.) 1983 -	0.6	1.0	0.6	0.8	0.6	0.3	0.9	0.7	,0.6
Apr. (Avr.)	0.7	1.1	0.8	1.5	1.1	1.1	1.4	1.2	1.2
Oct. (Oct.) 1984 -	1.0	0.9	0.5	1.0	0.7	1.1	1.1	1.0	1.0
Apr. (Avr.)	0.8	0.7	0.9	0.8	0.6	0.5	1.0	0.8	0.8
Oct. (Oct.) 1985 -	1.4	0.5	0.8	0.7	0.5	0.5	0.6	0.6	0.6
Apr. (Avr.)	0.9	0.4	0.4	0.6	0.4	0.4	0.6	0.5	0.5
Oct. (Oct.)	0.9	0.3	0.3	0.4	0.2	0.3	0.5	0.4	0.3

^{**} Not available. (Chiffres non disponibles.)

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ABLE III (TABLEAU III)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1983 - 1985

Per Cent (Pour Cent)

		198	33	198	34			1985	
								ober (Octobre	
Area (Région)		Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. Avr.	Prior to Apr. 1984 (Avant Avr. 1984)	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985)	Total
Metropolitan Municipal (Municipalité metropo Toronto City: (Ville d	litaine)								
Central Part:	- Zone 1	1.3	0.8	0.8	0.4	0.4	0.3	0.0	0.3
(Partie centrale) East Part:	- Zone 2	0.7	1.2	0.8	0.6	0.7	0.4	**	0.4
(Partie est) North Part:	- Zone 3	0.5	0.2	0.1	0.2	0.2	0.0	-	0.0
(Partie nord) West Part: (Partie ouest)	- Zone 4	2.0	1.5	1.1	1.5	1.1	0.7	**	1.1
Total Toronto City (Total Ville de Toron	to)	1.1	0.7	0.6	0.6	0.5	0.3	5.3	0.4
Etobicoke City: (Ville d'Étobicoke)									
South Part:	- Zone 5	**	0.2	0.1	0.0	0.0	0.0	-	0.0
(Partie sud) Central Part:	- Zone 6	**	0.2	0.2	0.1	0.1	0.0	**	0.0
(Partie centrale) North Part: (Partie nord)	- Zone 7	**	5.1	1.2	0.8	0.5	0.4	-	0.4
Total Etobicoke City (Total Ville d'Étobic	oke)	1.5	1.1	0.3	0.2	0.2	0.1	**	0.1

^{**} Not available. (Chiffres non disponibles.)

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TABLE III (TABLEAU III) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto

1983 - 1985

Per Cent (Pour Cent)

	r	er cent	(Pour	cent)				
	19	83	19	984			1985	
							ber (Octobre ted (Achevés	
Area (Région)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Prior to Apr. 1984 (Avant Avr. 1984)	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985)	Tot
York City: - Zone 8	0.7	0.6	0.8	0.4	0.4	0.2	-	0.
(Ville d'York East York Borough: - Zone 9 (Borough d'est York)	0.3	0.1	0.1	0.2	0.1	0.1		0.
Scarborough City: (Ville de Scarborough) Central Part: - Zone 1	0 **	0.3	0.3	0.2	0.3	0.2	-	0.
(Partie centrale) North Part: - Zone 1	1 **	1.1	0.9	0.6	0.7	0.4	0.0	0.
(Partie nord) East Part: - Zone l (Partie est)	2 **	1.0	1.0	0.3	0.3	0.2	-	0.
Total Scarborough City (Total Ville de Scarborough)	1.5	0.7	0.6	0.3	0.4	0.2	0.0	0.
North York City (Ville de North York) South-East Part: - Zone l (Partie sud-est)	3 **	2.1	2.0	0.5	0.3	0.1	<u>-</u>	0.
North East Part: - Zone l (Partie nord-est)	4 **	0.1	0.2	0.0	0.2	0.0	0.2	0.
South West Part: - Zone 1 (Partie sud-ouest)	5 **	0.4	0.4	0.5	0.4	0.3	-	0.
North Central Part: - Zone l (Partie nord-centrale)	6 **	0.3	0.2	0.3	0.2	0.0	-	0.
North West Part: - Zone 1 (Partie nord-ouest)	7 **	0.7	0.7	0.2	0.2	0.2	-	0.
Total North York City: (Total Ville de North York)	0.5	0.9	0.8	0.3	0.3	0.1	0.2	0.
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.9	0.8	0.6	0.4	0.3	0.2	2.7	0.

^{**} Not available. (Chiffres non disponibles.)

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BLE III (TABLEAU III)
ont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1983 - 1985

Per Cent (Pour Cent)

	19	83	198	34			1985	
							ber (Octobre ted (Achevés	
Area (Région)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Prior to Apr. 1984 (Avant Avr. 1984)	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985)	Total
demainder of Census detropolitan Area (Reste de la Region Metropolitaine de recensement) dississauga City:								
(Ville de Mississauga) South Part: - Zone 1	8 **	1.0	0.7	0.3	0.4	0.3	**	0.3
(Partie sud) North-West Part: - Zone 1		4.9	3.6	3.9	1.1	1.2	2.0	1.3
(Partie nord-ouest) North East Part: - Zone 2 (Partie nord-est)	0 **	3.5	4.3	2.2	1.6	1.0	3.3	1.1
Total Mississauga City (Total Ville de Mississauga)	3.4	2.6	2.7	1.7	1.0	0.8	2.4	0.8
Brampton - West Part: - Zone 2	1 **	0.6	0.1	0.1	1.1	0.2	-	0.2
(Partie ouest de Brampton) Brampton - East Part: - Zone 2 (Partie est de Brampton)	2 **	7.8	4.0	7.8	6.1	3.6	14.2	5.9
Cotal Brampton City (Total Ville de Brampton	3.6	3.0	1.5	3.1	3.2	1.5	14.2	2.7
Oakville Town: - Zone 2 (Ville de Oakville)	3 1.0	0.5	0.5	0.2	0.4	0.5	-	0.5
Caledon Town, - Zone 2 Vaughan Town, and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	4 **	**	0.0	0.0	1.3	0.0	-	0.0

Not available. (Chiffres non disponibles.)
ne definition of vacant is "a dwelling unit that is available for immediate rental and
nysically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité
logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du
inombrement".)

TABLE III (TABLEAU III) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1983 - 1985

Per Cent (Pour Cent)

	19	983	1	984			1985	
							ber (Octobre	
Area (Région)	Apr. (Avr.	0ct. (0ct.		Oct. (Oct.)	Apr. (Avr.)	Prior to Apr. 1984 (Avant Avr. 1984	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985	Total
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Region Metropolitaine de recensement) (Suite)								
Richmond Hill Town: - Zone 25	0.9	0.3	1.0	0.2	0.1	0.0	_	0.0
(Ville de Richmond Hill) Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East Gwillimbury, Ville de Newmarket et Canton de Whitchurch- Stouffville)	**	0.3	0.1	0.0	0.0	0.0	**	0.2
Markham Town: - Zone 27 (Ville de Markham)	0.5	0.6	0.4	0.5	0.0	0.0		0.0
Total York Region (Total Region de York)	**	0.4	0.5	0.2	0.1	0.0	**	0.1
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	**	2.2	3.3	1.2	0.8	0.0	-	0.0
Total Remaining Part: (Total de la partie restante)	2.9	2.3	2.1	1.6	1.3	0.8	7.0	1.0
Total Census Metroplitan Area (Total Region Metropolitaine de recensement)	1.2	1.0	0.8	0.6	0.5	0.3	4.6	0.4

^{**} Not available. (Chiffres non disponibles.)

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Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'un1	tés)						
	6-9	6	10-19	19	20-29	29	30-49	67:	50-99	66	100-199	199	200	+	Total	al	20 +	+
Area (Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Metropolitan Municipality: (Municipalité Metropolitaine) Toronto City:																		
onto)	,	1		(C	(4		· ·	7 0	-	0	0.7	0,1	7-0	0.3	0.3	0.2
Central Part: - Zone l	2.6	3./	~ ~	0.0	5.0		0		•	:	•	•) ((
East Part: - Zone 2	0.0	1.3	0.0	0.8	0.0	0.0	2.4	6.0	1.0	0.2	*	*	0.0	0.0	0.7	7.0	6.0	0.3
(Partie est) North Part: - Zone 3	0.0	0.0	0.0	0.4	6.0	0.2	0.5	0.0	7.0	0.0	0.1	0.0	0.0	0.0	0.2	0.0	0.2	0.0
(Partie nord) West Part: - Zone 4	7.0	1.2	1.2	0.0	2.3	1.8	2.2	2.4	1.8	0.2	1.4	1.5	0.5	1.2	1.1	T • T	1.2	1.2
(Partie ouest)											-							
															0	0	5	0.3
Total Toronto City (Total Ville de Toronto)	0.9	1.6	0.8	0.2	1.0	0.5	1.1	0.5	0.8	0.3	0.3	5.0	7.0	2.0				

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Table IV cont'd/(Tableau IV - suite)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	ts (No	ombres	d'unit	(68)						
	6-9	6	10-19	19	20-29	67	30-49	67	50-99	66	100-199	661	200 +	+	Total	al	20 +	
Area (Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Metropolitaine) (Suite)																		
<pre>Etobicoke City: (Ville d'Etobicoke)</pre>															((C
South Part: - Zone 5	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1	ı	0.0	0.0	0.0	
(Partie Sud) Central Part: - Zone 6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.1	0.1	0.0	0.0	0.0	0.1	0.0	0.1	0.0
rale)	0.0	0.0	0.0	2.0	1	ŀ	0.0	0.8	0.0	0.0	0.4	7.0	6.0	0.4	0.5	0.4	0.5	0.3
(Partie nord)																		
Total Etobicoke City	0.3	0.0	0.0	0.4	0.0	0.0	0.0	0.1	0.1	0.0	0.1	0.1	0.3	0.2	0.2	0.1	0.2	0.1
(Total Ville d'Etobicoke)																0	6	0.0
York City: - Zone 8	1.8	0.7	0.4	0.4	0.3	0.3	0.5	0.3	0.3	0.3	0.5	0.1	0.0	0.0	7.	7.0		
(Ville d'York) East York Borough: - Zone 9 (Rorough d'est York)	0.0	0.0	0.0	0.4	0.0	0.3	0.2	0.0	0.1	0.1	0.1	0.0	0.1	0.1	0.1	0.1	0.1	0.1
(מסומת מו מים יים יים יים יים יים יים יים יים יים																		

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

1985 Per Cent (Pour Cent)

1		ند نه	2 2 2	2
	20 +	Oct.	0.2	0.5
	50	Apr. Avr.	0.00.3	7.0
	al	Oct.	0.2	0.2
	Total	Apr. Avr.	0.3	0.4
	+	Oct.	0.3	0.2
	200 +	Apr. Avr.	0.6	0.7
tés)	199	Oct.	0.1	0.2
Number of Units (Nombres d'unités)	100-199	Apr. Avr.	0.3	0.2
ombres	66	Oct.	0.2	0.2
its (N	50-99	Apr. Avr.	0.0	0.3
of Un	67	Oct.	0.2	0.3
Number	30-49	Apr. Avr.	0.0	0.2
	56	Oct.	***	0.2
	20-29	Apr. Avr.	0 0 0 **	0.0
	19	Oct.	° 1 *	0*0
	10-19	Apr. Avr.	7,0 1 *	0.4
	6	Oct.	0.0	2.3
	6-9	Apr. Avr.	0.0.0 **	1.5
		Area (Région)	Metropolitan Municipality: (Cont'd) (Municipalité Metropolitaine) (Suite) (Suite) (Ville de Scarborough) Central Part: (Partie centrale) North Part: (Partie nord) East Part: (Partie est) - Zone 12 (Partie est)	Total Scarborough City (Total Ville de Scarborough)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du ** Not available. (Chiffres non disponibles.) dénombrement".)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

Area (Région) Metropolitan Municipality: (Cont'd) (Municipalité Metropolitaine) (Suite)	6-9 Apr. (Oct.	Apr.	r. Oct.	Apr.	20-29 r. Oct.	Apr. Avr.	30-49 or. Oct.	50–99 Apr. 0c Avr. 0c	Oct.	30-49 50-99 100-199 Apr. Oct. Apr. Oct. Apr. Oct Avr. Oct. Avr. Oct	0ct.	Apr. (Avr. (Oct.	Apr. 0	Oct.	Apr.	0ct.
orth York City: (Ville de North York) South East Part: - Zone 13	ı	1	0.0	7.0	0.0	0.0	0.0	0.0	0.3	0.2	7.0	0.1	0.2	0.1	0.3	0.1	0.3	0.1
(Partie sud-est) North East Part: - Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.2	0.0	0.2	0.0
(Partie sud-ouest) North Central Part:- Zone 16	1.0	0.0	0 0	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.2	0.0	0.2	0.0
(Partie nord-centrale) North West Part: - Zone 17 (Partie nord-ouest)	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.2	0.1	7.0	7.0	0.2	0.0	0.2	0.2	0.2	0.2	0.2
Total North York City (Total ville de North York)	1.2	0.0	0.4	0.4	0.1	0.0	7.0	0.1	0.2	0.2	0.2	0.1	0.2	0.1	0.3	0.1	0.2	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	6.0	0.8	4.0	0.3	0.4	0.3	9.0	0.3	0.4	0.2	0.2	0.1	0.3	0.2	0.3	0.2	0.3	0.2

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du ** Not available. (Chiffres non disponibles.) dénombrement".)

(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'un1	tés)						
3	6-9	6	10-19	19	20-29	29	30-49	67	50-99	66	100-199	199	200	+	Tot	Total	20	+
(Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Remainder of Census Metropolitan Area: (Reste de la Region metropolitaine de recensement)																		
Mississauga City: (Ville de Mississauga)																		
South Part: - Zone 18	2.5	2.5	0.7	1.3	7.0	0.0	9.0	1.3	0.5	0.3	0.2	0.1	0.1	0.1	7.0	0.3	0.3	0.2
(Partie sud) North-West Part: - Zone 19	4.2	1.4	0.0	4.8	1.1	4.3	1.2	1.5	1.1	1.0	1.1	1.1	*	*	1.1	1.3	1.1	1.2
(Partie nord-ouest) North-East Part: - Zone 20 (Partie nord-est)	0.0	0.0	5.4	0.0	0.7	0.0	0.0	0.0	0.1	0.1	0.2	0.3	3.1	2.1	1.6	1 • 1	1.5	1.1
Total Mississauga City (Total Ville de Mississauga)	2.7	2.1	1.1	1.8	0.7	1.4	9.0	1.0	0.5	0.3	0.4	0.4	2.3	1.6	1.0	0.8	1.0	0.8
Brampton-West Part: - Zone 21	2.3	2.3	0.0	0.0	0.0	1.5	0.0	0.2	0.0	0.0	0.0	0.0	3.2	7.0	1.1	0.2	1.1	0.2
(Partie ouest de Brampton) Brampton-East Part: - Zone 22 (Partie est de Brampton)	1	ı	1	ł	1	ł	ţ	1	*	* *	4.4	3.0	0.6	9.5	6.1	5.9	1.9	5.9
Total Brampton City (Total Ville de Brampton	2.3	2.3	0.0	0.0	0.0	1.5	0.0	0.2	0.0	0.0	2.9	2.0	5.8	5.1	3.2	2.7	3.3	2.8

** Not available. (Chiffres non disponibles.)
The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

Per Cent (Pour Cent)

						7
	+	Oct.		0.5	0.0	-
	20 +	Apr. Avr.		0.4	0.0	
	al	Oct.		0.5	0.0	
	Total	Apr. Avr.		0.4	0.0	
	+	Oct.		* *	1 1	
	200	Apr. Avr.		*	1 1	
tés)	199	Oct.		1.4	0 0 1	
Units (Nombres d'unités)	100-199	Apr. Avr.		0.7	0 0 7	
ombres	66	Oct.		0.0	0.0	
its (N	50-99	Apr. Avr.		0.2	0.0	
of Un	64	Oct.		0.0	0 0 0	
Number of	30-49	Apr. Avr.		0.4	0.00	
Beed	67	Oct.		0.0	0.0	
	20-29	Apr. Avr.		0.0	0.0	
	19	Oct.		0.0	0.0	
	10-19	Apr. Avr.		0.8	0.0	-
	6	Oct.		0.0	0.0	
	6-9	Apr. Avr.		0.0	0.0	
	4	Area (Région)	Remainder of Census Metropolitan Area (Cont'd) (Reste de la Region metropolitaine de recensement) (Suite)	Oakville Town: - Zone 23 (Ville de Oakville)	Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King) Richmond Hill Town: - Zone 25 (Ville de Richmond Hill) Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch- Stouffville Twp.: (Ville de East-Gwillimbury, Ville de East-Gwillimbury, Ville de Newmarket et Canton de Whitchurch-Stouffville)	

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupée set "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du ** Not available. (Chiffres non disponibles.)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'unt	tés)						
	6-9	6	10-19	61	20-29	56	30-49	67	50-99	66	100-199	199	200	+	Total	al	20	+
Area (Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Region metropolitaine de recensement) (Suite)																		
Markham Town: - Zone 27 (Ville de Markham)	1	1	*	*	*	* *	*	-k -k	0.0	0.0	0.0	0.0	1	1	0.0	0.0	0.0	0.0
Total York Region (Total Region de York)	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.1	0.1	0.0	ı	i	0.1	0.1	0.1	0.1
Ajax Town, Pickering Town: - Zone 28 (Ville de Ajax, Ville de Pickering)	ļ	1	* *	-k -k	ı	1	0.4	0.0	1.4	0.0	1	ı	0.0	0.0	8	0.0	0.8	0.0
Total Remaining Part (Total de la partie restante)	2.0	1.5	9.0	9.0	0.4	6.0	0.4	9.0	0.4	0.2	6.0	0.8	3.0	2.4	1.3	1.0	1.3	1.1
Total Census Metropolitan Area (Total Region Metropolitaine de Recensement)	6.0	6.0	0.4	0.3	0.4	0.3	0.6	0.4	7.0	0.2	0.4	0.3	9.0	0.5	0.5	4.0	0.5	0.3

** Not available. (Chiffres non disponibles.)
The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Number of Bedrooms Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres Région métropolitaine de Toronto

1985 Per Cent (Pour Cent)

			Number	of Bedi	rooms (1	Nombres	de char	mbres)		
Area	Bache (Stud			ne ne)	Tv (Dev	1x)		more plus)	Tot	tal
(Région)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct.
Metropolitan Municipality: (Municipalité Metropolitaine) Toronto City: (Ville de Toronto)										
Central Part: - Zone l (Partie centrale)	0.7	0.7	0.3	0.1	0.2	0.2	0.4	0.0	0.4	0.3
East Part: - Zone 2	3.2	0.9	0.0	0.3	0.0	0.4	0.0	0.0	0.7	0.4
(Partie est) North Part: - Zone 3	0.3	0.0	0.2	0.0	0.1	0.0	0.4	0.1	0.2	0.0
(Partie nord) West Part: - Zone 4 (Partie ouest)	2.0	1.9	0.9	0.9	1.0	1.2	0.5	0.0	1.1	1.1
Total Toronto City (Total Ville de Toronto)	1.0	0.7	0.4	0.3	0.3	0.4	0.4	0.0	0.5	0.4
Etobicoke City: (Ville d'Etobicoke)										
South Part: - Zone 5	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(Partie sud) Central Part: - Zone 6	0.0	0.0	0.0	0.1	0.1	0.0	0.3	0.0	0.1	0.0
(Partie centrale) North Part: - Zone 7 (Partie nord)	0.0	0.0	0.0	0.8	0.5	0.3	0.7	0.4	0.5	0.4
Total Etobicoke City (Ville d'Etobicoke)	0.0	0.0	0.1	0.1	0.1	0.1	0.4	0.2	0.2	0.1
York City: - Zone 8 (Ville d'York) East York - Zone 9	0.8	0.4	0.3	0.2	0.4	0.2	0.3	0.2	0.4	0.:
Borough: (Borough d'est York)										

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Table V cont'd/(Tableau V suite)

ABLE V (TABLEAU V)
Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Number of Bedrooms Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres
Région métropolitaine de Toronto
1985
Per Cent (Pour Cent)

			Number	of Bedi	rooms (1	Nombres	de char	mbres)		
Area (Région)	Bache (Stud		Or (Ur		Tv (Deu			more plus)	Tot	al
(Region)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Scarborough City (Ville de Scarborough)										
Central Part: - Zone 10 (Partie centrale)	0.6	0.0	0.4	0.2	0.3	0.1	0.0	0.1	0.3	0.2
North Part: - Zone 11 (Partie nord)	0.0	0.0	0.2	0.2	0.7	0.3	1.7	1.0	0.7	0.3
East Part: - Zone 12 (Partie est)	0.0	2.3	0.2	0.2	0.5	0.2	0.3	0.2	0.3	0.2
Total Scarborough City (Ville de Scarborough)	0.4	0.4	0.3	0.2	0.4	0.2	0.6	0.4	0.4	0.2
North York City: (Ville de North York)										
South-East Part: - Zone 13	0.0	0.0	0.4	0.3	0.2	0.0	0.2	0.1	0.3	0.1
(Ville sud-est) North East Part: - Zone 14 (Partie nord-est)	0.0	0.0	0.1	0.0	0.4	0.0	0.2	0.1	0.2	0.0
South West Part: - Zone 15 (Partie sud-ouest) North Central Part:	0.0	1.3	0.4	0.2	0.3	0.2	0.2	0.7	0.4	0.3
Partie nord centrale) - Zone 16 North West Part:- Zone 17 (Partie nord-ouest)		0.0	0.2	0.0	0.1	0.0	0.3	0.1	0.2	0.0
Total North York City (Ville de North York)	0.8	0.4	0.3	0.2	0.2	0.1	0.2	0.2	0.3	0.1
Total Metropolitan Municipality (Municipalité Metropolitaine)	0.9	0.6	0.3	0.2	0.3	0.2	0.4	0.2	0.3	0.2

^{*} Not available. (Chiffres non disponibles.)

'he definition of vacant is "a dwelling unit that is available for immediate rental and

'hysically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de

ogement qui peut être louée immédiatement, mais effectivement inoccupée au moment du

énombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over
Privately Initiated, by Number of Bedrooms
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres

Région métropolitaine de Toronto

Per Cent (Pour Cent)

	 		cent (1							
			Number	of Bed	rooms (Nombres	de char	mbres)		
Area (Région)	Bache (Stud			ne ne)	Tv (Dev	wo ux)	1	more plus)	То	tal
(Region)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct.
Remainder of Census Metropolitan Area (Reste de la Region Metropolitaine de recensement) Mississauga City: (Ville de Mississauga)										
(Ville de Mississauga) South Part: - Zone 18 (Partie sud) North-West Part: - Zone 19 (Partie nord-ouest) North-East Part: - Zone 20	0.0	0.0	0.4	0.5	0.2	0.2	0.7	0.1	0.4	0.3
(Partie nord-est) Total Mississauga City (Ville de Mississauga)	0.2	0.2	0.7	1.0	1.3	0.8	0.9	0.6	1.0	0.
Brampton-West Part: (Partie ouest - Zone 21 de Brampton) Brampton-East Part:		0.9	0.6	0.1	1.6	0.3	0.0	0.0	1.1	0.:
(Partie est - Zone 22 de Brampton) Total Brampton City (Total Ville de Brampton)	0.0	1.5	1.1	0.5	4.2	3.8	6.6	4.9	3.2	2.
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.7	0.1	0.3	0.7	0.2	0.5	0.4	0.

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over
Privately Initiated, by Number of Bedrooms
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres
Région métropolitaine de Toronto
1985

Per Cent (Pour Cent)

			Number	of Bedi	rooms ()	Nombres	de cha	mbres)		_
Area (Région)	Bach (Stud		Or	ne ne)		₩O.	3 or	more plus)	То	tal
(Region)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King) Richmond Hill Town: (Ville de Richmond Hill) - Zone 25 Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Canton de Whitchurch- Stouffville) Markham Town: - Zone 27 (Ville de Markham)		0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Ootal York Region (Total Region de York	0.0	0.0	0.1	0.1	0.1	0.1	0.0	0.0	0.1	0.1
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	**	**	1.1	0.0	0.0	0.0	1.7	0.0	0.8	3.0
otal Remaining Part (Total de la partie restante)	0.1	0.3	0.7	0.7	1.6	1.3	1.7	1.0	1.3	1.0
lotal Densus Metropolitan Area (Région Metropolitaine de recensement)	0.8	0.6	0.3	0.3	0.6	0.4	0.7	0.4	0.5	0.4

Not available. (Chiffres non disponibles.)

de definition of vacant is "a dwelling unit that is available for immediate rental and anysically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de agement qui peut être louée immédiatement, mais effectivement inoccupée au moment du enombrement".)



APPENDIX

Rental Ranges of Occupied and Vacant Units for a) units subject to rent control, b) not subject to rent control and c) all units combined.

"Toronto Census Metropolitan Area" - October 1985

CAUTION:

These tables illustrate the range of rents being charged for a <u>sample</u> of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust the sample to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

The <u>subsample</u> (the 4 rightmost columns) includes only those buildings where rents for matching unit types were provided for the most recent <u>three</u> consecutive surveys. No attempt has been made to adjust to the total universe.

BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTHENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

	CHANGE 12 MO	10.0 10.0 6.3 7.4	5.7 11.1 7.6 6.9	4.00.01	10.0 10.0 10.0 10.0 10.0	1.6	6.4.7 1.7.8 1.1.8	3.8	5.9 10.4 17.8 7.7	
PLE	PCT CHAN 6 HO 12	407.20.4	2.7 4.4 2.1	6.5 17.4 1.5 7.6	# # # # # # # # # # # # # # # # # # #	4.31	6.6	3.8	4 80 11 4 6 80 80 80 80	
SUBSAMPLE	AVG	361 338 349 330 351	275 375 353 293	322 359 321 378 354	332 472 322 331 360 365	347	327 238 296 314	307 325 313	292 300 266 266 263 344	
	TOTAL	3523 289 2357 1520 7689	475 105 585	685 1114 76 69 259	42 99 100 122 138 501	10367	288 6 220 514	101 50 151	100 - 29 29 4 4 4 11195	
		* * * * *	* * * *	****	* * * * *	*	* * * *	* * *	*****	
HPLE	AVG	360 361 351 330 352	275 368 316 294	321 352 326 378 351 341	334 466 322 341 358 362	348	326 263 299 314	306 325 312	292 299 267 271 271	
TOTAL SAMPLE	TOTAL	4460 495 3966 1667 10588	489 120 12 621	772 766 247 76 86 409	51 106 145 141 153 596	13752	309 235 552	102 50 152	100 - 34 30 6	
1	849	11111	1 1 1	11111	1 1 1 1 1 1	~	1 1 1 1	1 1 1	111111	
	799	11818	1111	11111	1 1 1 1 1 1	2	1-1-1-1	1 1 1	1 + 1 1 1 1 1 7	
	515	12	1 1 1 1	1 1 1 1 1 1	11111	12	1 1 1 1	1-1-1	11 1 1 1 21	
	574	25	1 1 1 1	181111	1 1 1 1 1 1	45	1 1 1 1	1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	549	22 64 9 1	1 1 1 1	16111		7.8	1 1 1 1	1 1 1	787	1
	524	130 21 17 168	1 1 1 1	12	41	221	1111	1 [1	221	6
	475	157 21 37 - 215	1 1 1 1	M911HH	101110	264	1 1 1 1	1 1 1	264	7
	474	30 30	1111	1 - 1 1 1 1	111010	66	1 1 1 1	1 1 1	1 1 1 1 1 1 66	PAGE
	449	133 28 33 1 1	1446	23	11111	231	1 1 1 1	1 1 1	231	COVERING PAGE
	424	495 142 174 856	29 1 30	788999	102 1041	983	NU [] NU	1, 1-1	990	COVE
	399	711 61 650 88 1510	115	22 183 21 42 13 76	42 511	1890	31	1 1 1	1921	13 LE 0N
	374	656 153 859 257 1925	21 21 21	116 111 12 32 33 77	10 41 41 50 50 142	2392	51	10	6 6 6 6 7 7 2 2 4 6 7	20 17 SUBSAHPLE
	325	747 202 261 261 2212	4166	217 64 107 - 16 123	18 9 30 38 21 116	2738	45 22 65 65	14 24 38	2841	
	324	634 62 613 184 1493	28 38 60	181 112 46 46 10 10	20 24 25 21 21 93	1995	122 61 183	33 26 59	422	15 PLE AI
	275	449 36 255 263 1003	160 1 2 2 163	98 137 41 41 - 10 51	39 27 27 27 27 27 27 27 27 27 27 27 27 27	1527	45 125 170	39	37 119 12 2 2 1806	G SAMI
	274	71 64 96 335 566	242 3 2 247	88 44 17 17 17	10 10 11 11 11 11 11 11 11 11 11 11 11 1	973	19 25	8 B B	10	ARDIN
	250	174 2 4 46 226	39	20 E	11111	295	6444	w w	9 7 7 7 1 331	S REG
		ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z B YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 WORTH YORK	METRO TORONTO	ZONE 18 ZONE 19 ZONE ZO MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 Z 25 RICHMOND ZONE 26 Z 27 WARKHAM ZONE 28 TOTAL AREA	PER CENT DISTRIBUTION 2 7 12 15 NOTE: SEE NOTES REGARDING SAMPLE AND

ONE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCIOBER 1985)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

	CHANGE 0 12 MO	7.1	0.000	5.2.5	9.2.07	13.4 14.1 7.5 9.6	7.2	8.1.2 8.0.4	8.9	7.6. 7.6. 7.6. 7.0. 7.0.	
PLE	PCT CHAN 6 MO 12	4.	3.6	13.3	R440.44 E851174	47.42.4	3.9	2.2	2.0	2.2 2.9 2.9 -1.0 6.1	
SUBSAMPLE	AVG	461	371 432 410 436	346 439 420 398	395 405 381 429 412 401	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	419	393 354 399 394	361 411 367	382 375 380 361 361 415	
	TOTAL	8288	857 7599 5026 21770	2731 3306 383 6420	2993 6181 2620 1078 2244 5942	3060 2048 1456 3150 3424 13138	56444	3849 165 2122 6136	1326 179 1505	792 4 357 316 217 77 65848	
		*		* * * *	* * * * *	* * * * *	*	* * * *	* * *		
SAMPLE	AVG	463	389 432 409 436	346 438 404 400	407 404 380 430 417 399	428 438 405 428 406	420	392 356 400 394	361 411 367	386 396 366 363 358 416	
TOTAL SA	UNITS R	10041	1371 10009 5822 27243	2744 3759 525 7028	4313 7114 4126 1165 2621 7912	3945 2751 2143 3546 3729 16114	69724	4123 187 2318 6628	1326 179 1505	931 15 376 344 322 95 79940	
Ĭ	850	- 1	24 - 24 - 24 - 24 - 24 - 24 - 24 - 24 -	L F 1 F	t t t t t t	1 1 1 1 1 1	24	1 1 1 1	1 1 1	111111	
	849	1	19	1 1 1 1	3 1 1 1 1 1	1 1 1 1 1	19	1-1-1	1 1 1	1111116	
	052	•	36 1 36	f 3 1 f	t 1 1 1 1 t	1 1 1 1 1 1	4.55	1 1 1 1	1 1 1	1111112	
	749	211	39	16	35	26 26 1 1 80	383	1 1 1 1	1 1 1	38 38 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	=
	669	80	39 205	1 (1 1	1 ** 1 1 1 1	100	319	27 - 24 51	1 1 1	370	
	649	259	30 95 30 414	47	73 20 - 16 16 16	269	998	15 24 39	1 1 1	2	-
	515	93	12 130 35 270	173 36 209	128	31	249	15 - 24 39	1 1 1	111111989	1
	574	325	9 198 15 547	39	22	6 6	810	15 24 39	FII	: 648	=
	525	681	471 70 1230	08 11 1	29 29 1	126	1493	1 1 1 1	28	42	2
	524	541	16 378 448 1383	129	66 774 - - - 64 64	201 80 52 106 439	2855	6 10	1 1 1	41	*
	475	80	32 470 481 1466	22 517 6 545	185 220 88 65 157 310	481 61 334 506 208 1590	4316	60 - 48 108	1 1 1	9 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	•
	474	4708	24 1369 382 4849	335	276 336 137 403 299 839	736 157 1113 802 194 2002	8702	166 176 342	17	16 22 6 4 9	12 AGE
	449		343 1327 692 3682	2 481 127 610	351 809 666 161 396 1223	621 222 253 253 653 768 2517	6162	429 300 729	25	51 21 48 11 0071	t 13 12 ERING PAGE
	424	1486	120 530 616 752	120 865 50 1035	636 867 368 360 360 587 1315	288 746 105 428 832 832	9000	850 38 204 1092	46 68 114	144 7 69 32 32 3 14711	14 COVER
	399	721		241 438 49 728	976 1570 699 109 518 1326	634 477 255 640 811 2817	84501139610004	11142 45 643 1830	288 15 303	100 65 71 14 138851	17 0K
	374	297	144 1185 457 2083	820 318 96 1234	714 1143 884 366 1250	350 350 621 348 357 2026	84501	781 35 561 1377	530 68 598	276 2 85 75 135 128 10261	13 SAMPL
	349	371	216 652 506 1745	922 174 104 1200	368 747 987 17 170 1174	315 232 219 219 54 215 1035	6929	325 23 162 510	290	182 276 - 2 54 85 57 75 83 135 46 28	and and
	324	1	250 180 349 826	304 98 22 424	223 498 277 50 111 338	144 37 89 63 186 519	2828	171 28 113 312	95	52 10 34 18 18	* 8
	299	33	23 64 178 287	205	78 52 16 1 2	15 27 27 31 73	714	101	21	15 5 5	SAMP
	274 250	2	33 9 125 180	63 20 - 83	6 6 1 1 1 1	211 21 422	362	119	ru i ru	12 12	RDING
	250	1	1	151	614114	1 1 1 1 1 1	30	15	616	10 10	REGA
			ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	METRO TORONTO	ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 Z 25 RICHMOND ZONE 26 Z 27 MARKHAM ZONE 28 TOTAL AREA	PER CENT DISTRIBUTION 1 1 4 9 13 NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE

THO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

	250 274 29	CITY - 11	ZONE 5 - 1 ZONE 6	Z 8 YORK - 2 Z 9 EAST YORK ZONE 10 ZONE 11 SCARBOROUGH	CONE 13	METRO TORONTO 1 20	ZONE 18 ZONE 19	i i i	24 24 RICHHOND	PER CENT DISTRIBUTION MOTE: SEE WOTES REGARDING <u>SAMPLE</u> AND <u>SUBSAMPLE</u> ON
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RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

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UNITS WITH 4 OR HORE BEDROOMS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARIMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

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BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

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ONE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAM AREA NO RENT CONTROL

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ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DULLA				ZONE 2		TOROMTO CITY	ZONE 5		Elubicune	Z 9 EAST YORK	ZONE 10 ZONE 11	ZONE 12	SCARBOROOM	ZONE 14	ZONE 15	ZONE 17	MOKIN TORK	ZONE 18	ZONE 19 ZONE 20	MISSISSAUGA	ZONE 21 ZONE 22	BRAMPTON	Z 23 OAKVILLE	Z 25 RICHMOND	ZOME ZO Z ZZ MARKHAM	ZONE 28 TOTAL AREA	PER CENT DISTRIBUTION NOTE: SEE NOTES REGARDING <u>SAMPLE</u> AND <u>SUBSAMPLE</u> ON COVERI

THO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

	CHANGE 0 12 HO	17.8 27.1 16.7 18.5	32.7 0.1 10.6	9.6 10.1 12.7 9.3 3.7	2.00.00 8.40.00 2.00.00	11.3	B #0 #0 ₽ € #0 #0 #0 #0 #0 #0 #0 #0 #0 #0 #0 #0 #0	0 1 7	8.50 8.50 7.7 6.00	
4PLE	PCT C	23.2 13.9 15.0	38.9	4.4 6.7 11.3 5.0 5.0 5.0	Ou m r o e	9.2	0.000	1.0	7.7 2.2 2.2 6.0	
SUBSAMPLE	AVG	887 985 816 877	890 585 675	763 854 688 700 613 670	728 827 617 596 611 651	126	621 617 683 658	606 626 617	709 478 629 497 5947 675	
	TOTAL	997 151 433 1581	211 509 720	192 40 267 1152 695 2114	76 224 174 354 487 1315	2965	239 1629 3062 4930	1044 1229 2273	395 11 194 139 1463 14367	
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AMPLE	AVG	877 825 1069 877 891	861 611 707	729 854 682 699 613 676	691 834 617 596 611 709	741	725 630 674 662	606	620 629 509 547 689	
TOTAL SAMPLE	TOTAL	1391 3 151 556 2101	607 968 1575	320 40 389 1785 695 2869	297 868 174 354 487 2180	9085	354 1983 3538 5875	1044 1813 2857	748 17 194 203 - 463 19442	
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	649	1 1 1 1 1	105 166 271	120 - 68 597 280 945	92 61 136 207 272 768	2104	365 643 1008	524 485 1009	59 108 176 4464	,
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ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL R		ZONE 1 ZONE 2 ZONE 4 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	METRO TORONTO	ZONE 18 ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 Z 25 RICHMOND ZONE 26 Z 27 MARKHAM ZONE 28 TOTAL AREA	PER CENT

THREE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

													TOTAL SAMPLE	AMPLE			SUBSAMPLE	MPLE		
	524	549	574	599	649	669	749	799	849	859	666	1000	TOTAL	AVG		TOTAL	AVG	PCT 6 HO	PCT CHANGE 6 HO 12 HO	
ZONE 1 ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	11144	1-1-1-1-1	11111	11113	1 1 1 1 1	29	1311	711 711 859	31 31 93	3 3 1	26 24 104	117 88 205	281 275 98 654	926 - 930 813 911	* * * * *	197 275 83 83 555	998 892 814 918	25.0 11.5 1.7 14.8	24.8 13.3 8.8 16.8	
ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	1 1 1 1	1818	10 10	136	1 237 238	138	3 80 6	1199	1 1 1 1	1) 1 1	1 1 1	170	188 901 1089	• •	* * * *	126 416 542	-		199	
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ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	11111	1 1 1 1 1 1	102	1111	16 143 53 212	116 - 134 113 4 367	03.03	1 1 1 1 1 1	1 1 1 1 1 1	£	I 1 1 1 1 1	246	246 246 150 256 256 241 1009	675 1100 670 647 634 761	* * * * *	179 16 16 256 256 241 692	1038 625 647 634 1 634	3.9		8041-804
METRO TORONTO ZONE 18 ZONE 19 ZONE 20 MISSISSAUGA	⊣ 1 1 1	8 1111	154	141 91 91 155	165	750 93 72 165	672 107 316 423	388 28 57 85	146 711 555 126	109	164 17 - 65 82	31	3773 48 572 744 1364	1047 1047 676 1 746		2685 47 430 532 1009	5 782 7 1046 5 646 2 769 9 729	30.	7 30.7 4 9.1 6 12.0 8 12.0	0017 6
ZONE 21 ZONE 22 BRAMPTON		1		8 80	111	46	97	120	1 80 80 -	111	111 •	111	337		***	213 213	3 691	11.4	14.4	44 6
Z 23 OAKVILLE ZONE 24 Z 25 RICHHOND ZONE 26 Z 27 HARKHAM ZONE 28 TOTAL AREA	OIIIII M	211111170	33	2711 271 28 652	2 9 3 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	8 	8 7 1204	22 22	281	179	250	829	48 48 7 77 770 6426	8 720 8 720 7 650 6 750 6 750		48 48 2 2 692 4743				66 08
PER CENT DISTRIBUTION NOTE: SEE NOTES REGARDING <u>SAMPLE</u> AND	ES REC	SARDIA	to SA	WEE !	NHD SU	18 18SAMP	14 18 19 10 4 SUBSAMPLE ON COVERING PAGE	COVE	RING	PAGE	*	**								

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UNITS MITH 4 OR MORE BEDROOMS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

	AMGE 2 MO	9.3 9.7 6.3 9.3	5.7 7.6 6.9	********	7.00.69 7.8.6.6.6	9.1	7.1	7.39.2	9.0	
PLE	PCT CHANGE 6 HO 12 HD	7.2.7.4 4.00.4	2.7	8.000 8.000	SO TO	4.4	6.5 9.4.	3.8	11.1.1	
SUBSAMPLE	RENT	391 338 350 358	275 375 353 293	326 359 355 378 354 360	332 472 322 331 360 365	364	327 359 298 317	307 325 313	302 333 266 266 263 360	
5	UNITS	4657 325 2362 2357 9701	475 105 5 585	698 685 177 177 76 69	42 99 100 122 138 501	12492	295 32 220 547	101 50 151	114 48 29 4 4 13385	
			* * * *		* * * * * *	*	* * * *		* * * * * *	
MAPLE	RENT	387 359 354 367 371	275 368 316 294	325 352 350 378 351	334 481 322 341 358 379	365	326 358 299 317	306 382 336	302 329 267 271 413 362	
TOTAL SAMPLE	TOTAL	5614 531 3990 2585 12720	489 120 12 621	822 766 326 76 488	51 187 145 141 153 677	16094	316 34 235 585	102 67 169	52 30 6 117051	
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	999	17	1 1 1 1	1 1 1 1 1 1	1111	17	1-1-1	1 1 1		
	850	14	1 1 1 1	1 1 1 1 1 1	1 1 1 1 1	14	1 1 1 1	1-1-1	11111	
	849	14 22 22	1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	22	1111	1-1-1	22	
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RIME	299	449 36 255 562 1302	160 1 2 2 163	98 137 41 - 10 51	139	1826	45 125 170	39	37 19 12 2 2 2 2 2 2 2	12 6 SAM
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LION	250	174 2 4 46 226	39	W W	11111	295	0 4 H 4	9 9	93117111	ON 2 6 12 13 17 15 13 6 4 NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE
ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL KANGE IN DOLLARS		ZONE 1 ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 14 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	METRO TORONTO	ZONE 18 ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 ZONE 26 ZONE 26 Z 27 MARKHAM ZONE 28 TOTAL AREA	PER CENT DISTRIBUTION HOTE: SEE NOTE



ONE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

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SUBSAMPLE	AVG		493 371 434 435 456	346 442 434 402	415 405 418 481 424 434	444 454 410 425 418 430	435	397 525 480 448	410 520 431	415 385 429 387 361 363 435	
	TOTAL		9881 857 7643 5640 24021	2731 3431 419 6581	3278 6181 3301 1710 2473 7484	3425 2048 1561 3150 3655 13839	61384	4007 1275 3215 8497	1900 450 2350	1030 10 476 393 217 77 74434	
				* * * *	****		٠				
SAMPLE	AVG		504 391 433 461 466	346 445 427 406	421 404 411 508 427 427	456 456 409 428 413 432	440	404 534 490 458	410 553 459	410 395 427 394 363 442	
TOTAL S	TOTAL		12103 1394 10056 6768 30321	2744 3920 584 7248	4602 7114 4963 2088 2850 9901	4421 2990 2248 3546 3960 17165	76351	4364 1488 3866 9718	1900 998 2898	1248 21 495 481 322 95 91629	
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	574 550		330 9 202 213 754	39	153 22 184 89 45 318	195 - - 125 320	1606	15 165 279 459	155	10 47	2
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	524	1	571 16 379 458 1424	129	66 774 145 42 1112 299	209 - 80 52 144 485	3177	33 94 105 232	288	54	*
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	449	1	1322 343 1327 692 3684	2 515 128 645	351 809 666 161 396 1223	621 222 253 253 653 798 798	9259	429 332 761	25 20 45	79 21 48 4 1 10218	13 11 11 COVERING PAGE
	424		1488 120 1530 647 3785	120 880 50 1050	636 867 368 360 587 1315	288 746 105 428 832 2399	10052	850 38 204 1092	46 88 134	113 144 7 9 9 2 100 69 2 88 32 4 71 3 14 6 3942115411021	13 COVE
	399		721 106 1757 1408 3992	241 438 49 728	980 1570 699 109 518 1326	634 477 255 640 811 2817	84601141310052	1142 46 643 1831	288 15 303	113 9 100 88 71 71 14 13942	15 LE 0N
	374		298 144 11185 466 2093	820 318 96 1234	714 1143 884 884 366 1250	350 350 621 348 357 2026		781 35 561 1377	530 68 598	204 289 - 3 54 85 57 75 83 135 46 28 7544110501	12 BSAHP
	349		371 216 652 506 1745	922 174 104 1200	368 747 987 17 170	315 232 219 219 54 215 1035	6529	345 34 162 541	290		ND SU
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ACIONE DISTRIBUTION OF			ZONE 2 ZONE 3 ZONE 3 ZONE 4 TORONTO CITY		Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	METRO TORONTO	ZONE 18 ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE Z 26 RICHMOND Z 26 RICHMOND Z 27 MARKHAM Z 20NE 28 Z 20NE 28	PER CENT DISTRIBUTION 1 4 8 12 NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE

TWO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

	CHANGE 12 HO	12.7 8.2 7.2 10.6 10.1	20 0 K	10.8 6.1 7.4 10.7 8.1	16.9 9.6 7.2 9.9 9.9	8.6	48V-8	7.4 6.7 7.1	K-0041-80	
4PLE	PCT OH 9	8.9 7.9 6.6 6.6	22.6	80 4 W W W 4 W W 80 4 80 H	ちきて 4 よろ アミルネラス	5.0	44.64 67.64	1.5	W 0 2 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
SUBSAMPL	RENT	660 416 558 584	397 532 519 493	508 449 500 500 505	513 537 501 497 480 503	515	461 598 576 538	491 597 532	504 472 491 448 504 519	
O,	TOTAL	3371 257 3621 2257 9506	2569 5165 1851 9585	2245 3932 3778 2957 4528	4015 2558 1371 4548 4533 17025	53556	4609 1776 6348 12733	2536 1611 4147	1616 13 617 381 380 864 74307	
		* * * * *	* * * *	* * * * *	* * * * *	*	* * * *	* * *	* * * * * * *	
SAMPLE	RENT	671 467 557 557 593	397 553 531 515	531 486 450 603 498 508	513 484 495 509	525	475 611 577 546	491 631 556	504 461 459 418 498 528	
TOTAL S	TOTAL	4504 514 5180 2921 13119	2579 6816 2611 12006	3221 4584 4990 3590 5112 13692	5804 4628 2433 4819 4867 22551	69173	5108 2174 6911 14193	2536 2195 4731	2223 22 22 715 510 495 926 926	
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THREE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

IN DOLLARS
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UNITS MITH 4 OR MORE BEDROOMS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

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Canada Mortgage

Toronto Branch

650 Lawrence Ave., W., Toronto, Ont. M6A 1B2

Société canadienne and Housing Corporation d'hypothèques et de logement

Succursale de Toronto

650, av. Lawrence ouest Toronto (Ontario) M6A 1B2

CAI



TORONTO OFFICE

July 1986

Rental Apartment Vacancy Survey April 1986

We are pleased to provide you with the results of our most recent apartment vacancy survey for the Toronto Census Metropolitan Area.

This survey is conducted semi-annually, in April and October of each year, and covers the whole C.M.A. as outlined on the map at the end of this report. Only buildings containing six or more apartment units are surveyed -- the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not directly measured by this survey. An apartment was considered to be vacant if at the time of enumeration it was unoccupied and available for immediate rental.

The privately owned rental buildings eligible for our April 1986 survey contained an estimated 280,161 apartments. Of this total, 235,241 units (84%) were sampled. All units completed in the October 1, 1984 to September 30, 1985 period were surveyed while those completed prior to September 30, 1984 were surveyed on a sample basis. Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation this survey report would not have been possible.

In addition to vacancy information, we also collected data on apartment rental rates for the Census Metropolitan Area. These results are summarized in tables at the back of this report.

If this survey needs to be explained in any way, please contact Walter Wilmot at (416) 781-2451.

C.K. Holder

Manager

Toronto Branch

CMHC'S APARTMENT VACANCY SURVEY FOR ONTARIO

Survey Methodology

CMHC's Apartment Vacancy Survey is conducted twice a year, in April and October, in 24 municipalities in Ontario and in major urban centres across Canada. Only buildings containing six or more apartment units are surveyed; the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not measured.

Both publicly and privately owned rental stock is surveyed; a separate as well as a combined apartment vacancy rate is calculated for these ownership categories.

There are five sub-universes which comprise the total rental apartment universe (the universe is the total number of apartments contained in buildings that have six or more self-contained dwelling units in them). These are as follows:

- 1. Old Private projects that have been completed at least 18 months Universe: prior to the survey date i.e. prior to October 1,1984.
- 2. New Private projects completed 7 to 18 months prior to the survey, Universe: i.e. from October 1, 1984 to September 30, 1985.
- 3. Regular Private the sum of the Old and the New Private Universes. Universe:
- 4. Newly Completed projects completed in the six months immediately prior to the survey, i.e. from October 1, 1985 to March 31, 1986. These structures are in varying stages of rent up and consequently may have an abnormally high number of vacancies.
- projects built under various government subsidy programs for lower income households and completed on or prior to September 30, 1985. This would include public, non-profit, co-operative and limited dividend housing.

An apartment is considered to be vacant if at the time of the enumeration it was physically unoccupied and available for immediate rental.

CMHC administers the semi-annual apartment vacancy survey in the following Ontario communities:

Barrie	Kingston	Ottawa	Sudbury
Brantford	Kitchener	Peterborough	Thunder Bay
Chatham	Leamington	St. Catharines/Niagara	Timmins
Cornwall	London	St. Thomas	Toronto
Guelph	North Bay	Sarnia	Windsor
Hamilton	Oshawa	Sault Ste. Marie	Woodstock

The average vacancy rate for Ontario's private rental stock in the above twenty-four Ontario communities (including the "old" and "new" universes only) was 0.5% in October 1985 and 0.6% in April 1986.

TORONTO C.M.A. APARTMENT VACANCY SURVEY RESULTS April 1986

Vacancy rates among privately initiated rental apartments in the Toronto C.M.A. declined again in April to 0.3% of stock, continuing the trend evident since April 1983 when the vacancy rate last peaked at 1.2% (For a definition of the boundaries of the Toronto C.M.A. consult the map at the end of this report.) Historical rates for privately initiated structures, including those new units completed at least 6 months prior to their respective survey dates, are tabled below.

"REGULAR SURVEY" VACANCY RATES PRIVATELY INITIATED STOCK TORONTO C.M.A.

1982 APRIL		198 APRII		198 APRII	34 L/OCT	198 APRII		1986 APRIL	_
0.4	0.7	1.2	1.0	0.8	0.6	0.5	0.4	0.3	

Because of the large size of the universe, the vacancy rate for the "old" private stock (units built at least 19 months prior to the survey date) has not changed since the October 1985 survey, although the number of these units that were vacant and available for immediate rental dropped by 10% or 80 units. "New" private apartments (those completed 7 to 18 months prior to the survey date) also experienced a decrease in vacant units. The vacancy rate for new stock declined from 4.6% to 4.2% in the Toronto C.M.A. and from 2.7% to 2.2% in Metropolitan Toronto. In the Toronto C.M.A. this translates into a vacancy decrease of 45% (100 units); the vacancy decrease for Metropolitan Toronto was 47% (34 units).

VACANCY RATES BY AGE OF APARTMENT STOCK PRIVATELY INITIATED APARTMENTS TORONTO C.M.A.

	Age of Building	Number of in Univ		Vacan Unit Oct. '85 A	s	Vacancy % Oct. '85	
1.	Old (19 months or longer on Market)	275,752	277,271	794	714	0.3	0.3
2.	New (7-18 months on Market)	4,817	2,890	220	120	4.6	4.2
3.	Old plus New ("the regular survey")	280,569	280,161	1,014	834	0.4	0.3
4.	Newly Completed (6 months or less on Market)	729	441	190	131	26.1	29.7
5.	Overall ("the regular survey" plus newly completed)	281,298	280,602	1,204	965	0.4	0.3

VACANCIES & RATE OF RENT INCREASE BY ZONE REGULAR PRIVATE UNIVERSE

		RE	GULAR	PRIVATE	UNIVERSE				
								NTH R	
ZONE	LOCATION		NCY R		NUMBER OF	SIZE		ICREAS	
		198	-	1986	VACANT	OF	198		1986
		APRIL	OCT	APRIL	UNITS	UNIVERSE	APR	OCT	APR
	TORONTO CITY								
1	- Central	0.4	0.3	0.5	137	28,139	2.3	5.2	1.9
1 2		0.7	0.4	0.3	14	4,747	1.3	6.3	-0.4
	- East				17	29,520	3.5	2.8	2.0
3	- North	0.2	0.0	0.1					
4	- West	1.1	1.1	1.0	168	17,651	3.0	6.8	1.5
	Sub-Total	0.5	0.4	0.4	336	80,057	2.8	4.8	1.7
	ETOBICOKE CITY								
5	- South	0.0	0.0	0.0	2	9,193	2.1	1.3	-0.4
6	- Central	0.1	0.0	0.0	1	14,009	3.5	3.4	0.0
7	- North	0.5	0.4	0.1	5	5,075	1.9	3.6	1.6
•	Sub-Total	0.2	0.1	0.0	8	28,277	2.9	2.8	0.2
	Dan 10601	0.2	0.7			20,2			
8	YORK CITY	0.4	0.2	0.2	23	15,329	1.7	7.4	0.0
0	73 4 AM 570 W.T.	0 1	0.1	0.0	7	17.000	1 0	5 0	0.2
9	EAST YORK	0.1	0.1	0.0	7	17,902	1.9	5.0	-0.2
	SCARBOROUGH CITY								
10	- Southwest	0.3	0.2	0.1	10	13,698	4.1	3.3	1.3
11	- North	0.7	0.3	0.2	12	6,874	2.8	2.7	2.2
12	- East	0.3	0.2	0.1	9	9,588	3.8	5.6	2.0
1.2	Sub-Total	0.4	0.2	0.1	31	30,160	3.6	3.9	1.8
	Sub Total	0.4	0.2	0.1	31	30,100	3.0	3.7	2.0
	NORTH YORK CITY								
13	- Southeast	0.3	0.1	0.1	11	16,900	8.8	4.9	-2.2
14	- Northeast	0.2	0.0	0.0	0	10,829	0.9	7.9	-0.9
15	- Southwest	0.4	0.3	0.1	8	9,349	2.6	7.3	1.3
16	- North Central	0.2	0.0	0.0	5	11,832	2.8	4.6	1.6
17	- Northwest	0.2	0.2	0.2	24	12,596	3.5	4.4	1.3
	Sub-Total	0.3	0.1	0.1	48	61,506	4.1	5.4	0.1
	METRO TORONTO	0.3	0.2	0.2	453	233,231	3.1	4.7	0.9
	MISSISSAUGA CITY								
18	- South	0.4	0.3	0.7	74	11,352	2.6	2.9	1.7
19	- Northeast	1.1	1.3		70	4,272	2.0		
20						12 000	2.0		
20	- Northwest	1.6	1.1		134	12,999 28,623	2.6		2.5
	Sub-Total	1.0	0.8	1.0	278	28,623	2.5	4.2	2.8
	BRAMPTON CITY								
21	- West	1.1	0.2	0.1	6	4,744	6.4	1.1	2.7
22	- Central	6.1	5.9	2.2	79	3,596	4.6	2.8	3.9
	Sub-Total	3.2	2.7	1.0	85	8,340		1.7	
0.0	ALWEST I B. MOUNT	0.1	0 5	0.0	4.1	/ 071	2 2		5 0
23	OAKVILLE TOWN	0.4	0.5	0.3	11	4,271	2.3	3.9	5.0
	YORK REGION								
24	- West	1.3	0.0	1.3	1	79	1.1	1.0	0.9
25	- Richmond Hill	0.1	0.0	0.0	Ō	1,471	2.3	3.9	
26	- North	0.0	0.2	0.1	1	1,109	0.3	4.0	3.0
27	- Markham	0.0	0.0	0.4	4	1,053	5.6	1.1	1.9
	Sub-Total	0.1	0.1	0.2	6	3,722	3.0	3.1	3.6
		0.1	041	0 • 2	· ·	39166		3.1	3.0
28	AJAX-PICKERING	0.8	0.0	0.1	1	1,930	1.2	5.5	3.0
	TOTAT CMA	0.5	0.4	0.3	027	200 161	0 1	, ,	3 1
	TOTAL CMA	0.5	0.4	0.3	834	280,161	3.1	4.4	1.4

FACTORS AFFECTING THE CURRENT VACANCY RATE

In conjunction with the decline in vacancies among the "old" and "new" private rental stock, there has been a continuing reduction in the volume of newly completed units coming on the market.

COMPLETIONS	OF	PRIVATELY INITIATED APARTMENT U	JNITS
		BY SIX MONTH PERIOD	
		TORONTO C.M.A.	

October 1, 1984	April 1, 1985	October 1, 1985
to	to	to
March 31, 1985	Sept. 30, 1985	March 31, 1986
2,186 Units	729 Units	441 Units

Since there is upwards of a two year lead time between planning and completion of new apartment buildings, the declining number of completions reflects conditions of 1983-1984, not those of 1985-1986. Declines are mainly due to a winding-down of the Canada Rental Supply Program (CRSP) and the MURB incentive program. Of the 441 private units completed in the 6 months preceding the April 1986 survey, 66 units (15%) had been built under the CRSP program, 353 units (80%) were MURBs while 22 units (5%) received no direct governmental assistance.

Besides the above mentioned supply problems (compounded by demolitions and conversions of existing rental stock) other factors are acting to reduce rental vacancies. The most important of these is increased employment opportunities in the Toronto C.M.A. During the last half of 1984, this area had an average unemployment rate of 7.2%; this declined to an average rate of only 6.4% for the last half of 1985. This availability of work has resulted in increased in-migration, especially from Western Canada, a tendency that has continued into 1986. In addition, the improved economy and increased levels of consumer confidence have made individuals more willing to form new households. Under these circumstances, the vacancy rate would be even lower were it not for the strong resale and new homeownership markets which have increased the movement of tenants into ownership housing.

VACANCY RATE BY GEOGRAPHIC AREA

The Toronto C.M.A.'s vacancy rate for April 1986 has matched the historical low (0.3%) of October 1981; Metro Toronto's current rate of 0.2% is also an all-time low -- although it is identical to the October 1985 level.

Within the Toronto C.M.A., the lowest vacancy rates (0.0%) were found in south and central Etobicoke, East York, north-east and north-central North York and in Richmond Hill. The next lowest rate (0.1%) was found in the north part of the City of Toronto, north Etobicoke, east and south-west Scarborough, south-east and south-west North York, the west part of Brampton, the north part of York Region and in Ajax/Pickering.

The highest vacancy rates were found in the central part of the City of Brampton (2.2%) followed by the north-east part of Mississauga (1.6%), the west part of York Region (1.3%), the north-west part of Mississauga (1.0%) and in the west part of the City of Toronto(1.0%).

When the April 1986 vacancy results are compared to those of October 1985, we find that the rate remained at 0.0% in south and central Etobicoke, north-east and north-central North York and in Richmond Hill. The vacancy remained at 0.1% in south-east North York and at 0.2% in the City of York, and in the north-west part of North York.

Still comparing April 1986 and October 1985 results, declines of 0.1% were found in the east part of the City of Toronto, East York, all of Scarborough, the north-west part of Mississauga, the west part of Brampton and in the north part of York Region. Declines of 0.2% were found in the south-west part of North York and in Oakville; the rate in north Etobicoke declined by 0.3%. The most significant decrease in the vacancy rate occurred in the central part of the City of Brampton i.e. Bramalea. In this area, vacancies dropped from 5.9% to 2.2%. The basic reason for this has been an increase in demand due to employment growth and a decrease in supply as Canada Rental Supply Plan (CRSP) and MURB rental units are absorbed. There has been minimal private rental construction in Brampton since the termination of these programs.

An increase in the vacancy rate of 0.1% was found in the north part of the City of Toronto and in Ajax/Pickering while the rate increased by 0.2% in the central part of the City of Toronto. An increase of 0.3% was registered for north-east Mississauga while both Markham and south Mississauga had gains of 0.4%.

Of the 834 vacancies reported in this survey, the greatest number were in the north part of the City of Mississauga (204 units or 24.5% of total), the west part of the City of Toronto (168 units or 20.1% of total) and in the central part of the City of Toronto (137 units or 16.4% of total).

VACANCY RATE BY RENT LEVEL

As revealed in the table below, the bulk of vacancies are concentrated among higher-priced units e.g. 50% of vacant units rent for more than \$700 per month.

VACANT UNITS BY RENT LEVEL REGULAR PRIVATE UNIVERSE APRIL 1986 TORONTO C.M.A.

# OF	VAC.	INFO			RENT	LEVEL \$					
BED- ROOMS	RATE %		UNDER 400	401-500	501-600	601-700	701-800	801-900	901+		TOTAL NO.
Bach.	0.5	7	29	14	12	0	3	4	0	8	69
One	0.3	1	31	39	21	125	21	8	46	35	292
Two	0.3	5	4	22	24	56	127	64	88	47	390
Three	0.3	0	0	0	0	12	10	26	35	10	83
Tota1	%	2	8	9	7	23	19	12	20	100	
	No.	13	64	75	57	193	161	1 02	169		834

VACANCY RATE BY NUMBER OF BEDROOMS

Table 5 shows vacancy rate by bedroom count for the whole survey zone. Vacancies are equally absent among 1, 2 and 3 bedroom units for both Metropolitan Toronto and the Toronto C.M.A. As is typical, vacancy rates among bachelor units are above the overall average. In past years, vacancy rates have been lowest among 1 bedroom units. The tightness of the rental market has resulted in vacancy rates for 2 and 3 bedroom units matching those of 1 bedroom units.

VACANCY RATE FOR PUBLICLY OWNED STOCK

Vacancies in publicly owned units continued to decline. Virtually all of these are in a small number of senior citizen projects owned by the Metro Toronto Housing Company.

PUBLIC HOUSING VACANCY RATE TORONTO C.M.A.

	of Units niverse	Vacan	t Units	Vacanc	y Rate
Oct. 1985	April 1986	Oct. 1985	April 1986	Oct. 1985	April 1986
76,447	77,637	526	451	0.7	0.6

CHANGES IN RENT LEVELS

Rent level data is collected from a sample of privately initiated apartments that are part of the "regular survey" universe. This sample only includes those buildings for which rent data has been provided from the most recent three consecutive surveys. As a result of this sampling method, the rent level data collected is not necessarily representative of the private rental market as a whole. In addition, in the October 1985 vacancy survey, rent ranges were increased from the previous upper limit of \$750/month + to \$1,000/month +. This has resulted in some distortion in the calculation of "12 month rate of rent increase". For further information on the magnitude of this distortion, please consult the October 1985 A.V.S. report.

AVERAGE RENTS AND RATES OF RENT INCREASE
BY UNIT TYPE AND AGE OF BUILDING
TORONTO CENSUS METROPOLITAN AREA
APRIL 1986

	AF	RES BUILT TER Y 1,1976 % Change 6mo.12mo.	JANUARY	RES BUILT FORE 1, 1976 % Change 6mo.12mo.	COMBINED Aver. Rent \$	% Change 6mo.12mo.
Bachelor	477	4.6 8.9	348	0.9 5.5	371	1.7 6.2
1 bedroom	616	2.5 9.2	418	1.1 4.2	443	1.4 5.0
2 bedroom	699	3.2 9.9	485	0.8 4.5	529	1.4 5.9
3 bedroom	779	2.5 13.8	562	0.0 4.2	630	1.0 7.7
Weighted Average	672	3.0 10.3	452	0.9 4.4	486	1.4 5.7

Because of recent changes to Provincial legislation which have placed all self-contained rental apartments under the umbrella of rent review, classifying data by whether or not it is subject to rent review is no longer valid. At the same time, it is useful to continue the differentiation between units constructed before and after January 1, 1976, as it allows on extra degree of sub-market analysis.

For the Toronto CMA, the average rate of rent increase for the last 12 months was 5.7%, down from a 7.5% annual rate in October 1985. Among units built before January 1, 1976, the increase on an annual basis was 4.4% down from a 7.4% annual rate in October. Units built after January 1, 1976 had an annual rent increase of 10.3%, up significantly from the 7.6% rate in October 1985: It is expected that rent increases for the newer stock will be moderated now that these units are subject to rent review.

COMPARISON OF CHANGES IN RENT LEVELS OF "REGULAR PRIVATE" UNIVERSE AND CONSUMER PRICE INDEX TORONTO CMA

	BEFORE	STRUCTURES BUILT AFTER JANUARY 1, 1976	COMBINED TOTAL		PRICE INDEX ONTO CMA ALL ITEMS
April 1984 to April 1985	+6.7	+5.4	+6.5	+5.1	+4.2
April 1985 to April 1986	+4.4	+10.3	+5.7	+5.2	+5.0

Rates in the newer stock have increased much more rapidly than the C.P.I. over the last year. This is likely a reaction to increased demand and Provincial legislation which extended rent review to all private rental units. Older rental stock had increases significantly below the rent component of the C.P.I. Please note that the rent index component of the C.P.I. and that of the CMHC rent survey do not jibe. This is because each survey utilizes different samples.

Further statistical summaries of rent ranges, rent increases and average rents by bedroom type and survey zone are contained in the appendix to this report.

OUTLOOK

Indications are that vacancy rates should begin to ease marginally by October 1986. By that time the impact of the Province's Renterprise program (1,000 of these units should be completed between April and October 1986) and the very active resale and new sales markets should be felt by the rental market. The October 1986 vacancy rate for privately initiated apartments in the Toronto C.M.A. is expected to be 0.5%; up from 0.3% in April 1986.

TABLE OF CONTENTS

There are eight tables and an appendix of rent levels attached to this vacancy survey report. The tables have the following contents:

Table 1	The combined vacancy rate of public and privately initiated stock in Canada's Metropolitan areas. 1977-1986
Table 1A	The vacancy rate for privately initiated units in Canada's Metropolitan areas. 1977-1986
Table 1B	The vacancy rate for publicly initiated units in Canada's Metropolitan areas.
Table 1C	Vacancy rates of privately initiated stock in selected Canadian communities with less than 100,000 population. 1980-1986
Table 2	Vacancy rate of privately initiated stock in the Toronto C.M.A. by structure size. 1976-1986
Table 3	Vacancy rate of privately initiated stock in the 28 survey zones of the Toronto C.M.A. 1984-1986
Table 4	Vacancy rate of privately initiated stock in the 28 survey zones of the Toronto C.M.A. by structure size 1985-1986
Table 5	Vacancy rate of privately initiated stock in the 28 survey zones of the Toronto C.M.A. by number of bedrooms

TABLE I/TABLEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS
TAUX D'INOCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE, DE SIX LOGEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES 1977-1986

(PER CENT/POUR CENT)

1978 15	Apr	51 5	1979	Oct. A	1980 Apr. C	Oct.	1981 Apr.	Oct.	1982 Apr. (2 0ct.	1983 Apr. (oct.	1984 Apr. (4 0ct.	1985 Apr. (35 Oct.	1986 Apr. (6 Oct.
H 14							avr.	oct.	avr.	oct.	avr.	oct.	avr.	oct.	avr.	Oct.	avr.	oct.
8.0	-	1.5	0 6.1	0.7	1.2	0.5	0.7	0.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	
0.4 0		0.8	1.6	1.9	1.9	1.2	0.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5		
			3.0	1.9	2.7	1.0	2.4	1.1	3.2		7.3		11.2	9.7	7.9			
2.5 2.		_		2.5	2.5	1.2	1.0	0.5	0.9	0.5	1.9	0.8	0.8	7.0	0.7	9.0	1.9	
			_	2.1	1.9	1.5	1.3	1.1	0.7		1.3	6.0	0.8	0.7	0.5			
_			2.5 1	1.9	2.1	1.1	1.6	0.7	6.0	6.0	2.0	6.0	9.0	9.0	4.0			
.8 2.1	-			4.1	5.3	3.7	3.4	1.7	2.3		3.1	2.5	2.2	1.0	0.9			
_	3			9.	3.7	3.5	2.0	1.9	1.6		2.6	3.1	2.5	2.4	1.9			
_	٠ 4			3.6	2.6	2.2	1.0	0.0	0.2		1.1	1.3	1.3	0.3	0.1	6		
	9.	3		1	4.4	3.8	2.4	1.1	0.7		0.3	0.3	0.3	0.3	1.0			
	.3	2		1.2	3.7	3.1	2.0	9.0	0.4		0.2	0.2	0.2	0.3	0.8			
_		9		3.2	7.7	8.9	4.5	3.8	2.0		9.0	0.5	9.0	0.7	2.1			
1.6 3.5	5.	3	_	0.4	2.6	2.6	1.8	1.6	1.5	4.2	3.3	9.4	2.8	1.6	1.1			
	6.	3	_	1.8	2.0	0.7	1.8	0.5	0.9		2.5	1.9	2.8	1.6	3.5			
	• 5	2		2.0	2.8	1.8	1.7	0.7	1.1		2.6	6.0	6.0	0.8	9.0			
11.6 10.4	.4		_	6.9	3.4	0.4	3.8	3.0	4.3	1.9	3,3	3.2	3° °×	3.8	3.8		9.4	
				8.6	2.5	0.1	0.7	1.2	6.1	6.0	4.0	3.5	3.8	1.5	2.9		2.8	
1.0 0.			3.3 0	6.0	1.9	0.5	1.6	0.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2		2.0	
				5.4	3.2	1.9	1.6	0.5	9.0	1.3	1.5	0.4	0.7	9.0	0.8		6.0	
0.8 1.			1.0	1.2	1.0	0.8	1.3	0.8	1 • 1	4.0	1.0	0.3	1.0	0.3	0.3		0.7	
0.8 0.7			1.1	1.0	1.1	9.0	0.5	0.3	0.4	9.0	1.1	0.8	0.8	9.0	9.0		7.0	
**	-15		*	**	**	*	*	*	1.5	4.2	0.4	3.8	2.3	1.9	2.0		2.3	
1.4 1.		1.3 0	0.9	0.2	0.1	0.1	0.1	0.1	0.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1	8.0	
4.4 1.2			1.7 0	0.1	0.1	0.1	0.1	0.1	9.0		2.6	1.1	3.5	2.1	3.0		2.3	
0.7 0	_		_	1.3	3.1	5.5	8.2	6.9	4.9	3.1	2.5	1.7	1.1	6.0	0.7		0.5	
			4.3 4	5.+	4.3	9.4	4.1	3.1	1.9	1.2	1.3	6.0	1.0	0.8	0.8		1.1	
-	1	-	-	0			1 6	6	-	0	0	3 6	O C	2 1	100	1 /.	1	
7.7			7 6.7	8.7	C • 7	7 . 7	0 • 7	7.1	0	1.9		0	0	1.7	1.7		† •	

(1) Weighted Average of Metropolitan Areas Surveyed/Moyenne pondérée des régions métropolitaines faisant l'objet du relevé. ** Not available/Non disponible.

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1976 - 1986

Per Cent (Pour Cent)

Period		(Taille				Owelling nombre de		nts)	
(Période)	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1976 -									
Apr. (Avr.)	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
Oct. (Oct.) 1977 -	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
Apr. (Avr.)	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
Oct. (Oct.) 1978 -	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
Apr. (Avr.)	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
Oct. (Oct.) 1979 -	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
Apr. (Avr.)	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
Oct. (Oct.) 1980 -	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
Apr. (Avr.)	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
Oct. (Oct.) 1981 -	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5
Apr. (Avr.)	0.9	0.7	0.4	0.6	0.3	0.3	0.3	0.4	0.3
Oct. (Oct.) 1982 -	1.4	0.8	0.4	0.4	0.3	0.2	0.2	0.3	0.2
Apr. (Avr.)	0.8	0.4	0.5	0.7	0.5	0.2	0.3	0.4	0.4
Oct. (Oct.) 1983 -	0.6	1.0	0.6	0.8	0.6	0.3	0.9	0.7	0.6
Apr. (Avr.)	0.7	1.1	0.8	1.5	1.1	1.1	1.4	1.2	1.2
Oct. (Oct.) 1984 -	1.0	0.9	0.5	1.0	0.7	1.1	1.1	1.0	.1.0.
Apr. (Avr.)	0.8	0.7	0.9	0.8	0.6	0.5	1.0	0.8	0.8
Oct. (Oct.) 1985 -	1.4	0.5	0.8	0.7	0.5	0.5	0.6	0.6	0.6
Apr. (Avr.)	0.9	0.4	0.4	0.6	0.4	0.4	0.6	0.5	0.5
Oct. (Oct.) 1986 -	0.9	0.3	0.3	0.4	0.2	0.3	0.5	0.4	0.3
Apr. (Avr.) Oct. (Oct.)	0.5	0.5	0.7	0.4	0.2	0.3	0.3	0.3	0.3

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

LE III (TABLEAU III)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus
d'initiative privée

Région métropolitaine de Toronto 1984 - 1986

Per Cent (Pour Cent)

		198	34	198	35		1986	
						Apri	l (Avril)	
A		A	0-5	A	0	Complet	ed (Achevés)	
Area (Région)		Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984- Sept. 1985 (Oct. 1984- Sept. 1985)	Total
tropolitan Municipal Municipalité metropo ronto City: (Ville d	litaine)							
entral Part:	- Zone l	0.8	0.4	0.4	0.3	0.5	**	0.5
(Partie centrale) ast Part:	- Zone 2	0.8	0.6	0.7	0.4	0.3	**	0.3
(Partie est) orth Part:	- Zone 3	0.1	0.2	0.2	0.0	0.1	-	0.1
(Partie nord) est Part: (Partie ouest)	- Zone 4	1.1	1.5	1.1	1.1	0.9	**	1.0
tal Toronto City Total Ville de Toron	to)	0.6	0.6	0.5	0.4	0.4	1.9	Ü.+
obicoke City: Ville d'Étobicoke)								
outh Part:	- Zone 5	0.1	0.0	0.0	0.0	0.0	**	0.0
(Partie sud) entral Part:	- Zone 6	0.2	0.1	0.1	0.0	0.0	**	0.0
(Partie centrale) orth Part: (Partie nord)	- Zone 7	1.2	0.8	0.5	0.4	0.1		0.1
tal Etobicoke City Total Ville d'Étobic	oke)	0.3	0.2	0.2	0.1	0.0	0.0	0.0

Not available. (Chiffres non disponibles.)

de definition of vacant is "a dwelling unit that is available for immediate rental and sysically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du mombrement".)

TABLE III (TABLEAU III) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto

1984 - 1986

Per Cent (Pour Cent)

	P€	er Cent	(Pour (Cent)			
	198	34	19	85		1986	
					Ap	oril (Avril)	
A	A 20	Oat	122	Oct.	Comp	oleted (Achevés	5)
Area (Région)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	(Oct.)	Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984 - Sept. 1985 (Oct. 1984 - Sept. 1985)	Tot
York City: - Zone 8	0.8	0.4	0.4	0.2	0.2	-	0.
(Ville d'York East York Borough: - Zone 9 (Borough d'est York)	0.1	0.2	0.1	0.1	0.0	-	0.
Scarborough City: (Ville de Scarborough) Central Part: - Zone 10	0.3	0.2	0.3	0.2	0.1		0.
(Partie centrale) North Part: - Zone 11	0.9	0.6	0.7	0.3	0.2	**	0.
(Partie nord) East Part: - Zone 12 (Partie est)	1.0	0.3	0.3	0.2	0.1	-	Ů.
Total Scarborough City (Total Ville de Scarborough)	0.6	0.3	0.4	0.2	0.1	**	U.
North York City (Ville de North York) South-East Part: - Zone 13 (Partie sud-est)	2.0	0.5	0.3	0.1	0.1	-	0.
North East Part: - Zone 14	0.2	0.0	0.2	0.0	0.0	**	0.
(Partie nord-est) South West Part: - Zone 15	0.4	0.5	0.4	0.3	0.1	-	0.
(Partie sud-ouest) North Central Part: - Zone 16	0.2	0.3	0.2	0.0	0.0	-	υ.
(Partie nord-centrale) North West Part: - Zone 17 (Partie nord-ouest)	0.7	0.2	0.2	0.2	0.0	**	0.
Total North York City: (Total Ville de North York)	0.8	0.3	0.3	0.1	0.0	4.4	U
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.6	0.4	0.3	0.2	0.2	2.2	0

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

LE III (TABLEAU III)
nt'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto

1984 - 1986 Per Cent (Pour Cent)

	Per	Cent (H	our Cer	nt)			
	198	34	198	35		1986	
					April	(Avril)	
A	A	0.5	A	0-1	Complete	ed (Achevés)	
Area (Région)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984- Sept. 1985 (Oct. 1984- Sept. 1985	Total
mainder of Census tropolitan Area Reste de la Région Métropolitaine de recensement) ssissauga City: Ville de Mississauga)							
outh Part: - Zone 18	0.7	0.3	0.4	0.3	0.0	14.2	0.7
(Partie sud) orth-West Part: - Zone 19	3.6	3.9	1.1	1.3	1.6	**	1.6
(Partie nord-ouest) orth East Part: - Zone 20 (Partie nord-est)	4.3	2.2	1.6	1.1	1.0	**	1.0
tal Mississauga City Total Ville de Mississauga)	2.7	1.7	1.0	0.8	0.7	9.7	1.0
rampton - West Part: - Zone 21	0.1	0.1	1.1	0.2	0.1	-	0.1
(Partie ouest de Brampton) rampton - East Part: - Zone 22 (Partie est de Brampton)	4.0	7.8	6.1	5.9	2.3	**	2.2
tal Brampton City Total Ville de Brampton	1.5	3.1	3.2	2.7	1.0	**	1.0
Oakville Town: - Zone 23	0.5	0.2	0.4	0.5	0.3		().3
laledon Town, - Zone 24 Vaughan Town, and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	0.0	0.0	1.3	0.0	1.3	-	1.3

Not available. (Chiffres non disponibles.)
definition of vacant is "a dwelling unit that is available for immediate rental and 'sically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du nombrement".)

TABLE III (TABLEAU III) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1984 - 1986

Per Cent (Pour Cent)

	19	84	19	985	1	1986	
					April	(Avril)	
		0-4	A	0.00	Complete	ed (Achevés)	
Area (Région)	Apr.	0ct. (0ct.	Apr. (Avr.	1	Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984- Sept. 1985 (Oct. 1984- Sept. 1985)	Tot
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région Métropolitaine de recensement) (Suite)							
Richmond Hill Town: - Zone 25	1.0	0.2	0.1	0.0	0.0		0.
(Ville de Richmond Hill) Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East Gwillimbury, Ville de Newmarket et Canton de Whitchurch-	0.1	0.0	0.0	0.2	0.1	_	0
Stouffville) Markham Town: - Zone 27 (Ville de Markham)	0.4	0.5	0.0	0.0	0.4	-	0
Total York Region (Total Region de York)	0.5	0.2	0.1	0.1	0.2	-	0
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	3.3	1.2	0.8	0.0	0.1	-	0
Total Remaining Part: (Total de la partie restante)	2.1	1.6	1.3	1.0	0.7	7.3	U
Total Census Metroplitan Area (Total Région Métropolitaine de recensement)	0.8	0.6	0.5	0.4	0.3	4.2	J

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto 1985 - 1986 Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'un1	tés)						
\$	6-9	6	10-19	61	20-29	56	30-49	64	50-99	66	100-199	199	200 +	+	Tot	Total	20	+
(Région)	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.
Metropolitan Municipality: (Municipalité Métropolitaine) Toronto City: (Ville de Toronto)												·						
Central Part: - Zone 1	3.7	2.9	0.0	0.8	0.0	3.2	0.0	1.4	0.7	0.3	0.0	0.2	0.1	0.2	0.3	0.5	0.2	7.0
East Part: - Zone 2 (Partie est)	1.3	0.0	0.8	1.3	0.0	0.7	6.0	0.2	0.2	0.0	*	1	0.0	0.0	4.0	0.3	0.3	0.5
North Part: - Zone 3	0.0	0.0	7.0	4.0	0.2	0.2	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
West Part: - Zone 4 (Partie ouest)	1.2	0.7	0.0	2.1	1.8	2.5	2.4	2.1	0.2	1.0	1.5	8.0	1.2	0.3	1.1	1.0	1.2	6.0
Total Toronto City (Total Ville de Toronto)	1.6	1.1	0.2	1.2	0.5	1.5	0.5	0.8	0.3	0.3	0.3	0.2	0.3	0.2	7.0	0.4	0.3	0.4

** Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto 1985 - 1986 Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	fun, p	tés)						
V 80	6-9	6	10-19	19	20-29	29	30-49	64	50-99	66	100-199	199	200 +	+	Total	al	20	+
(Région)	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)																		
<pre>Etobicoke City: (Ville d'Etobicoke)</pre>																		
South Part: - Zone 5	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	ı	ı	0.0	0.0	0.0	0.0
Central Part: - Zone 6	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
North Part: - Zone 7 (Partie nord)	0.0	0.0	2.0	0.0	1	ı	0.8	0.0	0.0	0.0	4.0	0.3	7.0	0.1	4.0	0.1	0.3	0.1
Total Etoblcoke City (Total Ville d'Etoblcoke)	0.0	0.0	0.4	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.1	0.0	0.2	0.0	0.1	0.0	0.1	0.0
York City: - Zone 8	0.7	0.7	4.0	4.0	0.3	9.0	0.3	0.0	0.3	0.1	0.1	0.1	0.0	0.1	0.2	0.2	0.2	0.1
(Ville d'Iork) East York Borough: - Zone 9 (Borough d'est York)	0.0	0.0	4.0	4.0	0.3	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.1	0.0

** Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

COURT N/ DULLES

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'uni	tés)						
	6-9	6	10-19	19	20-29	-29	30	30-49	50-99	66	100-199	199	200 +	+	Tot	Total	20	+
(Région)	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.
Metropolitan Municipality: (Cont'd) (Municipalité Metropolitaine) (Suite) (Suite) (Ville de Scarborough) (Partie centrale) North Part: (Partie centrale) North Part: (Partie nord) East Part: (Partie est) - Zone 12	0.0	0°0 * *	0.0	0.0 1 *	0.0 **	0.0	0.2	0.0	0.5	0.0	0.1	0.1	0.2	0.1	0.2	0.1	0.5	0.0
Total Scarborough City (Total Ville de Scarborough)	2.3	7.0	0.0	0.0	0.2	0.0	0.3	0.0	0.2	0.1	0.2	0.1	0.2	0.1	0.2	0.1	0.2	0.1
Manager, etc., orthography and produce and produce of the control					-	Andrewson to the same of the same of		Account the same of		-								

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mals effectivement inoccupée au moment du dénoubrement". ** Not available. (Chiffres non disponibles.)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

1985 - 1986 Per Cent (Pour Cent)

							Number	Number of Units (Nombres	Its (N	ombres	d'unités)	es)						
	9	6-9	10-19	-19	20-29	29	30-49	67	50-99	66	100-199	661	200 +	+	Total	al	20	+
(Région)	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)																		
North York City: (Ville de North York)																		
South East Part: - Zone 13	ı	ı	7.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
North East Part: - Zone 14	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(Partie nord-est) South West Part: - Zone 15	0.0	0.0	6.0	9.0	0.0	0.0	0.3	0.0	0.2	0.0	0.2	0.0	0.3	0.0	0.3	0.1	0.2	0.0
(Partie sud-ouest) North Central Part:- Zone 16	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(Partie nord-centrale) North West Part: - Zone 17	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	7.0	0.0	0.2	0.1	0.2	0.5	0.2	0.5	0.2	0.2
(Partie nord-ouest)																		
Total North York City (Total ville de North York)	0.0	0.0	7.0	0.2	0.0	0.0	0.1	0.1	0.2	0.1	0.1	0.0	0.1	0.1	0.1	0.1	0.1	0.1
Total Metropolitan Municipality (:Aunicipalité Métropolitaine)	0.8	0.5	0.3	0.5	0.3	0.7	0.3	0.3	0.2	0.2	0.1	0.1	0.2	0.1	0.2	0.2	0.2	0.5
** Not available (Chiffres non disnonibles.)	dienor	11hlec																

⁽Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".) The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". ** Not available. (Chiffres non disponibles.)

TOOME WI DULLES

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Région métropolitaine de Toi 1985 - 1986 Per Cent (Pour Cent)

							Number	Number of Units (Nombres	its (N	ombres	d'unités)	tés)				•		
Aros	6-9	6	10-	10-19	20-29	.29	30-49	649	50-99	66	100-199	199	200 +	+	Tot	Total	20	+
(Région)	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr.	Oct.	Apr. Avr.
Remainder of Census Metropolitan Area: (Reste de la Région métropolitaine de recensement)																		
Mississauga City: (Ville de Mississauga)																		
South Part: - Zone 18	2.5	0.0	1.3	0.7	0.0	0.0	1.3	0.0	0.3	0.0	0.1	1.6	0.1	0.0	0.3	0.7	0.2	0.7
North-West Part: - Zone 19 (Partie nord-onest)	1.4	2.8	4.8	1.2	4.3	2.7	1.5	2.6	1.0	1.8	1.1	1.2	*	*	1.3	1.6	1.2	1.6
North-East Part: - Zone 20 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.2	0.3	0.3	2.1	1.9	1.1	1.0		1.0
Total Mississauga City (Total Ville de Mississauga)	2.1	9.0	1.8	0.7	1.4	6.0	1.0	1.1	0.3	0.3	0.4	1.0	1.6	1.4	0.8	1.0	0.8	1.0
Brampton-West Part: - Zone 21 (Partie onest de Brampton)	2.3	0.0	0.0	0.0	1.5	0.0	0.2	0.2	0.0	0.0	0.0	0.0	7.0	0.3	0.2	0.1	0.5	0.1
brampton-East Part: - Zone 22 (Partie est de Brampton)	ī	ı	1	ı	ı	1	1	ı	* *	* *	3.0	1.5	9.5	3.2	5.9	2.2	5.9	2.2
Total Brampton City (Total Ville de Brampton	2.3	0.0	0.0	0.0	1.5	0.0	0.2	0.2	0.0	0.0	2.0	1.0	5.1	1.7	2.7	0.1	2.8) · C

** Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (In a constant inoccupie est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto 1985 - 1986

Per Cent (Pour Cent)

		Apr. Avr.		0.3	1		0	0	0.1						
	20 +	Oct. A		0.5				0.00	0.3						
					<u>ا</u> ۳										
	Total	Apr. Avr.		0.3	1.3))	0.1						
	Tc	Oct.		0.5	0.0		(0	0.2						
	+	Apr. Avr.		*	1			ı	ı						
	200	Oct.		*	ı			ı	ł						
tés)	-199	Apr. Avr.		0.5	1		(0.0	1						
d'uni	100-199	Oct.		1.4	1		(0.0	1						
ombres	66	Apr. Avr.		0.1	1			0.0	0.5						
its (N	50-99	Oct.		0.0	1			0.0	0.2						
of Un	64	Apr. Avr.		7.0	1			0.0	0.0						
Number of Units (Nombres d'unités)	30-49	Oct.		0.0	ı			0.0	0.8						
•	29	Apr. Avr.		0.0	1			0.0	0.0						
	20-29	Oct.		0.0	ı			0.0	0.0						
	19	Apr. Avr.		0.0	0.0			0.0	0.0						
	10-19	Oct.		0.0	0.0			0.0	0.0						
	6	Apr. Avr.		0.0	5.6			1	0.0						
	6-9	Oct.		0.0	0.0			1	0.0						
		Area (Région)	Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)	Oakville Town: - Zone 23 (Ville de Oakville)	Caledon Town, - Zone 24	Vaughan lown and King lwp.: (Ville de Caledon, Ville de Vauchan et	Canton de King)	Richmond Hill Town: - Zone 25	(Ville de Kichmond Hill) Aurora Town, - Zone 26	East Gwillimbury Town, Newmarket Town and Whitchurch-	Stouffville Twp.:	(Ville de Aurora, Ville de East-Gwillimbury,	Ville de Newmarket et	Canton de Whitchurch-Stouffville)	

** Not available. (Chiffres non disponibles.)

and the statement incoming on moment du dénombrement".) The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto 1985 - 1986

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'uni	tés)						
Aros	6-9	6	10-19	19	20-29	29	30-49	64	50-99	66	100-199	199	200 +	+	Total	al	20	+
(Région)	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)																		
Markham Town: - Zone 27 (Ville de Markham)	1	1	* *	* *	* *	* *	*	*	0.0	1.6	0.0	0.0	t	1	0.0	0.4	0.0	7.0
Total York Region (Total Region de York)	0.0	6.0	0.0	0.0	0.0	0.0	0.2	0.0	0.1	0.4	0.0	0.0			0.1	0.2	0.1	0.5
Ajax Town, Pickering Town: - Zone 28 (Ville de Ajax, Ville de Pickering)	op.	1	*	*		§	0.0	0.0	0.0	0.0	1	1	0.0	0.2	0.0	0.1	0.0	0.1
Total Remaining Part (Total de la partie restante)	1.5	9.0	9.0	0.2	0.9	0.5	9.0	0.7	0.2	0.2	0.8	0.0	2.4	1.4	1.0	0.8	1.1	8.0
Total Census Wetropolitan Area (Total Région Wétropolitaine de Recensement)	0.9	0.5	0.3	0.5	0.3	0.7	0.4	0.4	0.2	0.2	0.3	0.3	0.5	0.3	0.4	0.3	0.3	0.3

** Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

(In logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au monent du dénombre en ".)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Number of Bedrooms Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres

Région métropolitaine de Toronto

1985 - 1986

Per Cent (Pour Cent)

		101	00110 (1	. Our cer						
			Number	of Bedr	cooms (1	Nombres	de char	nbres)		
Area	Bache (Stud			ne ne)	Tv (Dev	nx)		more plus)	Tot	al
(Région)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr (Avr
Metropolitan Municipality: (Municipalité Métropolitaine) Toronto City: (Ville de Toronto)										
Central Part: - Zone 1 (Partie centrale)	0.7	0.6	0.1	0.5	0.2	0.5	0.0	0.1	0.3	-0.
East Part: - Zone 2 (Partie est)	0.9	0.8	0.3	0.3	0.4	0.0	0.0	0.0	0.4	0.
North Part: - Zone 3	0.0	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.
(Partie nord) West Part: - Zone 4 (Partie ouest)	1.9	1.3	0.9	0.7	1.2	1.4	0.0	0.0	1.1	1.
Total Toronto City (Total Ville de Toronto)	0.7	0.6	0.3	0.4	0.4	0.4	0.0	0.0	0.4	0.
Etobicoke City: (Ville d'Etobicoke)										
South Part: - Zone 5 (Partie sud)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.
Central Part: - Zone 6 (Partie centrale)	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.
North Part: - Zone 7 (Partie nord)	0.0	0.0	8.0	0.0	0.3	0.1	0.4	0.1	0.4	0.
Total Etobicoke City (Ville d'Etobicoke)	0.0	0.0	0.1	0.0	0.1	0.0	0.2	0.0	0.1	0.
York City: - Zone 8 (Ville d'York) East York - Zone 9 Borough: (Borough d'est York)	0.4	0.2	0.2	0.2	0.2	0.0	0.2	0.0	0.2	0.

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

BLE V (TABLEAU V)
ont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over
Privately Initiated, by Number of Bedrooms
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres

Région métropolitaine de Toronto

1985 - 1986

Per Cent (Pour Cent)

			Number	of Bedi	cooms (N	Nombres	de char	mbres)	***************************************	
Area (Région)	Bache (Stud		Or (Ur	ne ne)	Tv (Dev		3 or (3 ou	more plus)	Tot	:ai
(Region)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)
arborough City Ville de Scarborough)										
entral Part: - Zone 10 (Partie centrale)	0.0	0.0	0.2	0.1	0.1	0.0	0.1	0.0	0.2	0.1
North Part: - Zone 11	0.0	0.0	0.2	0.0	0.3	0.1	1.0	0.7	0.3	0.2
(Partie nord) ast Part: - Zone 12 (Partie est)	2.3	0.0	0.2	0.1	0.2	0.1	0.2	0.2	0.2	0.1
tal Scarborough City Ville de Scarborough)	0.4	0.0	0.2	0.1	0.2	0.1	0.4	0.3	0.2	0.1
orth York City: (Ville de North York)										
South-East Part: - Zone 13 (Ville sud-est)	0.0	0.0	0.3	0.1	0.0	0.1	0.1	0.0	0.1	0.1
North East Part: - Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
South West Part:- Zone 15 (Partie sud-ouest) North Central Part:	1.3	0.0	0.2	0.0	0.2	0.2	0.7	0.0	0.3	0.1
Partie nord centrale) - Zone 16 North West Part:- Zone 17 (Partie nord-ouest)		0.6	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0
otal North York City (Ville de North York)	0.4	0.1	0.2	0.1	0.1	0.1	0.2	0.0	0.1	0.1
otal etropolitan Municipality (Municipalité Métropolitaine)	0.6	0.5	0.2	0.2	0.2	0.2	0.2	0.1	0.2	()'

Not available. (Chiffres non disponibles.)

definition of vacant is "a dwelling unit that is available for immediate rental and vsically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de gement qui peut être louée immédiatement, mais effectivement inoccupée au moment du nombrement".)

TABLE V (TABLEAU V) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over
Privately Initiated, by Number of Bedrooms
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres

Région métropolitaine de Toronto

égion métropolitaine de Toront 1985 - 1986

Per Cent (Pour Cent)

		101	Cent (I	042 001.						
			Number	of Bed	cooms (1	Nombres	de cham	abres)		
Area	Bache (Stud		1	ne ne)	Tw (Deu	wo ux)	1	more plus)	Tot	tal
(Région)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr (Avr
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement)										
Mississauga City: (Ville de Mississauga)										
South Part: - Zone 18	0.0	0.0	0.5	0.3	0.2	0.8	0.1	2.3	0.3	0.
(Partie sud) North-West Part:- Zone 19	2.9	0.0	0.8	0.7	1.5	2.4	1.7	1.2	1.3	1.
(Partie nord-ouest) North-East Part:- Zone 20 (Partie nord-est)	0.0	0.4	1.6	2.0	1.0	0.6	0.4	0.6	1.1	1.
Total Mississauga City (Ville de Mississauga)	0.2	0.2	1.0	1.0	0.8	0.9	0.6	1.2	0.8	i
Brampton-West Part: (Partie ouest - Zone 21 de Brampton)	0.9	0.0	0.1	0.0	0.3	0.2	0.0	0.0	0.2	0
Brampton-East Part: (Partie est - Zone 22 de Brampton)	1.5	1.4	1.4	1.0	8.0	2.7	6.1	2.6	5.9	2
Total Brampton City (Total Ville de Brampton)	1.1	0.6	0.5	0.3	3.8	1.3	4.9	2.1	2.7	1
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.1	0.1	0.7	0.2	0.5	1.2	0.5	

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

LE V (TABLEAU V) nt'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over
Privately Initiated, by Number of Bedrooms
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres
Région métropolitaine de Toronto
1985 - 1986

Per Cent (Pour Cent)

			Number	of Bedi	rooms (N	Nombres	de chan	nbres)		
Area (Région)	Bache (Stud			ne ne)	Tv (Dev	nx)	3 or (3 ou		Tot	al
(Region)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)
ledon Town, - Zone 24 ughan Town and ng Twp.: Ville de Caledon, Ville de Vaughan et Canton de King) chmond Hill Town: Ville de Richmond Hill) - Zone 25 rora Town, - Zone 26 st Gwillimbury Town, wmarket Town and itchurch-Stouffville p.: Canton de Whitchurch-	** 0.0 0.0	0.0 0.0	0.0	0.0	0.0	0.0	0.0	** 0.0 0.0	0.0	0.0 0.1
Stouffville) rkham Town: - Zone 27 Ville de Markham)	0.0	0.0	0.0	0.7	0.0	0.2	0.0	0.0	0.0	0.4
al York Region otal Region de York	0.0	0.0	0.1	0.2	0.1	0.2	0.0	0.0	0.1	0.2
ax Town, - Zone 28 ckering Town: Ville de Ajax Ville de Pickering)	**	**	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1
al Remaining Part otal de la partie estante)	0.3	0.2	0.7	0.7	1.3	0.8	1.0	1.1	1.0	0.8
al sus Metropolitan Area égion Métropolitaine e recensement)	0.6	0.5	0.3	0.3	0.4	0.3	0.4	0.3	0.4	0.3

Not available. (Chiffres non disponibles.)

definition of vacant is "a dwelling unit that is available for immediate rental and
ically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de
ment qui peut être louée immédiatement, mais effectivement inoccupée au moment du
mbrement".)



APPENDIX

Rental Ranges of Occupied and Vacant Units for a) units subject to rent control, b) not subject to rent control and c) all units combined.

"Toronto Census Metropolitan Area" - April 1986

CAUTION:

These tables illustrate the range of rents being charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust the sample to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

The <u>subsample</u> (the 4 rightmost columns) includes only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. No attempt has been made to adjust to the total universe.

BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

DOLLARS
H
RANGE
RENTAL
βY
APARTMENTS
0F
DISTRIBUTION
ACTUAL

	CHANGE 0 12 HO	6.2 8.1 4.7 6.9 6.9	2.3 -0.9 -15.9	**************************************	5.0 10.8 5.8 0.2 3.2	5.5	7.1.2 5.1.2	3.1	13.7	
PLE	PCT Ch	1.0 1.3 1.6 1.1	-0.4	4.1.7 -1.5 -1.9 0.6 1.0	1.6 7.0 1.5 -2.8	0.8	1.1.3	3.7	1.1	
SUBSAMPLE	AVG	373 342 356 333 357	274 366 302 292	327 349 321 370 358 347	339 476 346 346 351 372	351	333 263 302 319	312 337 320	296 - 301 273 275 - 348	
0,	TOTAL	2910 438 2343 1554 7245	489 1119 7 615	589 741 98 72 71 241	37 103 106 140 144 530	9961	287 7 235 529	101 50 151	100 - 119 30 4 4 4 10794	
		* * * * *	* * * *	*****	*****	*	* * * *	* * *	* * * * * * *	
AMPLE	AVG	367 356 333 355	274 366 306 292	325 346 334 370 359 348	334 467 360 346 349 370	351	331 269 303 318	313 337 320	296 304 270 303 348	
TOTAL SAMPLE	TOTAL	3783 569 3904 1667 9923	490 120 12 622	738 791 182 72 89 343	57 110 183 142 150 642	13059	323 8 237 568	107 50 157	100 35 40 10 13969	
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	424	430 43 185 189 847	20 1 21	21 34 6 6 7	1 4 2 2 6 13	444	14 1 1 15	1 1 1	2	COVER
	399	408 38 673 81 1200	14 27 - 41	64 3 23 13 39	6 2 21 29	1424	43 1 64	1 1 1		E 91
	374	1003 59 1292 218 2572	36	108 264 64 35 29 128	13 8 41 46 28 136	3244	43 119 62	12 24 36	33451	18 24 SUBSAMPLE
	349	509 181 981 269 1940	4000	158 72 42 111 30 83	19 6 29 30 52 136	2398	58 35 93	33	27 1 3 3 4 4 4 2559	14 18 AND SUE
	324	509 38 349 300 1196	29 31 63	209 202 26 26 7	18 25 43 36 124	1827	103 1 45 149	30 26 56	13 4 4 - 2064	
	275	245 58 214 376 893	153 - 3 156	78 38 40 40	38 851 51	1284	49 102 151	16	27 17 17 6 4 4 1505	S SAME
	250	98 66 61 150 375	245	17 17 13 13 13 13 13 13 13 13 13 13 13 13 13	110160	722	34 2 39	10	17 20 20 2 2	RDING
	250	35 20 17 26 98	45	21 00 1 1 1 1	11	175	10 1 15	NO 1 NO	12 - 7 - 7 215	REGA
		ZONE 1 ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	METRO TORONTO	ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 Z 25 RICHMOND ZONE 26 Z 27 MARKHAM ZONE 28 TOTAL AREA	PER CENT DISTRIBUTION 1 6 10 NOTE: SEE NOTES REGARDING SAMPLE

ONE BEDROOM UNITS

RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED

APARTHENT STRUCTURES OF SIX UNITS AND OVER

(ARRIL 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

	CHANGE 12 MO	4.00.00 0.00.00 0.00.00	1.2 2.3 4.5 2.1	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	2000004 204210	4.1	44.04	404	~~~~~~~~ ~~~~~~~~~ ~~~~~~~~~~~~~~~~~~	
MPLE	PCT C	101124	0.3	444664	-1.0 -0.2 1.6 1.1 0.5	6.0	-3.9 4.0 2.6	2.4	3.3 5.3 4.0 4.0 1.1	
SUBSAMPLE	AVG	473 375 438 411 411	344 440 425 400	408 397 381 440 418 405	422 451 413 434 414 427	422	399 345 415 403	369	393 388 405 386 377 418	
0,	TOTAL	6786 1095 7784 5174 20839	2710 3573 383 6666	3340 6250 2562 950 2183 5695	3076 2269 1457 3455 3121 13378	56168	3835 178 2172 6185	1326 59 1385	770 4 305 291 217 76 65401	
			* * * *	****	* * * * * *	*	* * * *	* * *	*****	
SAMPLE	AVG	470 384 439 412 440	344 439 410 400	414 398 385 440 419	427 406 406 409 424	423	398 344 414 402	371 419 377	392 388 401 383 381 360 419	
TOTAL S	TOTAL	9628 1840 10079 5928 27475	2713 3737 552 7002	4214 7194 4146 1106 2538 7790	3931 2711 2235 3545 3602 16024	66969	4105 187 2384 6676	1376 183 1559	917 394 309 355 96 80009	
_	1000	7 28 28 1 1	1 1 1 1	1 1 1 1 1 1	t 1 1 t t	28	1 1 1 1	1 1 1	1 1 1 1 80	
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	749	115 8 54 60 237	1-1-	1 1 1 1 1 1	1 # 1 1 # 1	249	1 1 1 +	1 1 1	249	
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	4449	1520 37 1117 1060 3734	2 470 123 595	264 263 328 352 943	504 423 288 629 715 2559	8890	639 302 941	68 62 130	74 313 167 55 52 31 86 86 86 38 49 49 167 43 71 74 44 167 57 11 36 25 118 2 1 528124561273312163101341	13 RING F
	424	797 322 1428 942 3489	99 73 708	862 1628 605 216 506 1327	744 530 126 349 891 2640		670 31 386 1087	171 8 179	55 86 43 57 57 12163]	15 COVE
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	374	541 461 848 1282 3132	742 370 68 1180	851 1602 1337 49 286 1672	614 265 323 270 395 1867	10304]	803 35 319 1157	408 70 478	313 86 49 44 25 12456	15 BSAMP
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	324	157 127 217 226 727	319 95 13 427	121 195 114 - 14 128	63 130 9 146 357	1955	196 111 86 293	20	55 10 14 30 30 2386	PLE A
	299	27 110 57 114 308	169 5	22 22 2	45 57 102	919	24 	22 22	731	G SAM
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RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

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SUBSAMPLE	AVG	562 443 534 497 529	395 517 496 482	472 491 438 529 487 476	495 504 482 497 475 491	492	458 412 486 468	420 537 438	4455 4445 4859	
	TOTAL	2276 405 3381 1880 7942	2557 5714 1356 9627	2111 3897 3364 1694 3857 8915	4473 2527 1266 4221 3879 16366	48858	4435 185 3305 7925	1446 258 1704	1175 2 411 230 380 401 61086	
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SAMPLE	AVG	584 453 539 503 540	395 514 489 480	468 486 440 528 485 473	494 502 476 495 471 489	493	459 411 484 468	420 516 440	455 422 444 445 448 487	
TOTAL S	TOTAL	3225 660 4956 2242 11083	2592 6096 1735 10423	2665 4613 4600 1892 4255 10747	5732 3645 2273 4486 4295 20431	59962	4785 191 3459 8435	1507 387 1894	1461 13 528 230 535 463 73521	
	850	17	1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1	33	1 1 1 1	1 1 1	33 1 1 1	
	849	146 48 194	1 1 1 1	112112	203	412	13	1 1 1	425	1
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	575	447 25 188 240 900	43 283 - 326	93 120 - 154 50 204	292 292 53 52 52 446	2089	30	77	37 - 17 32 - 2296	m
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	524	210 16 604 654 1484	747 185 937	149 873 294 329 583 1206	557 527 36 807 509 2436	7085	912 30 439 1381	40 1 04	9 76 16 15 22 22 8644	12
	499	95 78 308 180 661	88 868 430 1386	315 814 65 65 444 979	657 614 265 566 993 3095	7250	472 19 648 1139	69 65 134	186 - 60 22 21 21 104 8916	12
	474	58 242 420 274 994	186 1090 300 1576	502 933 882 204 11117 2203	1134 651 266 1134 935 4120	90110328	964 26 721 1711	220 71 291	288 100 54 33 30 12835	12 17 ING PAGE
	4449	62 10 261 67 400	252 378 131 761	423 533 1024 55 535 1614	638 1026 417 348 741 341	69011	646 10 484 1140	361 97 458	289 81 28 103 103 62	12 RING F
5	424	57 8 159 161 385	277 402 197 876	507 350 750 66 412 1228	679 70 342 148 359 1598	4944	904 14 371 1289	365	212 8 63 59 187 30 7165	COVER
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	374	17 41 98 56 212	556 74 22 652	89 78 344 6	21 20 71 71 60 40 212	1593	119 15 57 191	204	76 45 16 47 47 2181	3 SAMPI
	349	38 33 10 89	203 56 3 262	23 24 18 18	25 - 48 6 6 100	516	64 39 103	20	41 3 36 725	to SUE
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THREE BEDROOM UNITS RENIAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (ARRIL 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

524 549 574 599 649 749 789 849 849 889 550 550 550 575 600 650 700 750 800 89 1	549 574 599 649 699 749 799 849 899 999 525 550 575 600 650 700 750 800 850 909 1 1 1 1 1 3 8 2 1 2 1 1 2 3 8 2 1 2 1 2 1 1 2 3 4 5 26 18 10	FOR PART SAPER SAPE SAPE SAPE SAPE SAPE SAPE SAPE SAPE	FOR STANDER ST	549 574 579 649 749 749 849 999 TOTAL SA 525 550 575 600 650 700 750 800 890 900 1000 UNITS R 6 - 1 132 1 3 8 - 3 1 2 51 217 41 1 2 25 16 10 - 2 25 25 18 10 - 2 25 25 18 10 - 2 25 25 18 10 - 2 25 25 18 10 - 2 25 25 25 18 10 - 2 25 25 18 10 - 2 2 25 28 24 13 1 4 51 730 10 750 10 750 10 750 10 750 10 750
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TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

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BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

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ONE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

	ANGE 2 MO	7.9 7.4 21.1 12.3	1.1 9.3 3.0	16.7 2.8 7.2 9.8 5.8	6.0 19.9 6.5 8.2	9.8	4.3 8.4 9.1	4.1 7.6 5.9	5.8 4.3 118.3 13.4	
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THO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

	PCT CHANGE 6 MO 12 MO	16.2 18.4 21.1 17.8	25.4 5.1 13.3	9.8 10.6 10.6 6.7 6.7	4.06.9	10.8	2.3 13.0 8.7 9.8	3.2 6.3 4.9	17.9 0.5 7.6 7.4 12.7	
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	TOTAL	955 - 253 420 1628	291 509 800	422 40 314 1333 644 2291	205 224 174 354 402 1359	6540	239 1894 3320 5453	1044 1220 2264	699 11 194 203 - - 463 15827	
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TOTAL S.	TOTAL	1437 30 295 501 2263	16 691 968 1675	550 40 391 1818 644 2853	293 733 174 354 718	9653	558 1981 3715 6254	1044 1621 2665	748 17 194 203 463 20197	
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THREE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

	CHANGE 0 12 MO	26.2	43.3	28.8 24.0 13.5 5.4 5.3	29.5 8.0 4.7 5.2	15.1	34.7 9.0 16.3 14.1	7.0	26.3 1.0 8.3 7.2 13.8	
PLE	PCT CH 6 MO	7.1	16.1	-1.6 -3.0 -0.6 0.4	8.0 0.8 0.8	1.0	6.85.1	4.0-	2.9 3.9 3.9	
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	TOTAL	196 - 251 97 544	179 416 595	143 144 107 496 188 791	116 180 16 256 213 781	2998	47 546 670 1263	307	125 48 7 7 613 5361	
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UNITS MITH 4 OR MORE BEDROOMS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

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BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA

	CHANGE 0 12 MO	4.7.4.9.	2.3 15.9 11.3	644RVV- WWWWWYO	5.0 10.8 5.8 5.8			14.0 8.0	1.5	
144 144 144	PCT CH	1.6 1.6 3.7 2.0		2.5	11.2	1.6			1.25.1	
SUBSAMPLE	AVG F	408 341 382 385		332 349 369 358 366	339 476 344 346 351 372	374	333 380 302 323	312 418 354	30/ 361 273 275 371	
S	TOTAL A UNITS R	4044 474 2348 2460 9326	489 1119 7 615	639 741 161 72 71 304	37 103 106 140 144 530	12155	294 33 235 562	101 67 168	114 - 37 30 4 4 13070	
	25	* * * * *	* * * *	* * * * *	****	*	* * * *	* * *	*****	
PLE	AVG	399 344 356 380 378	274 366 306 292	329 346 370 359 368	334 478 360 346 349 384	371	331 378 303 322	313 418 354	307 270 270 303 368	
TOTAL SAMPLE	TOTAL AN	5061 605 3909 2616 12191		788 791 260 72 89 421	57 191 183 142 151 724	5537	330 34 237 601	107 69 176	114 53 40 10 2 16533	
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	574	125 _ _ 1 126	F F T T	1 1 1 1 U 1	1 1 1 1 1 1	126	1 1 1 1	1 1 1	126	1
	549	196 - - 198	1 1 1 1	1 1 10 1 1 10	1 1 1 1 1 1	203	1111	1 1 1	203	1
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	474	296 16 32 554 898	1 1 1 1	144142	211 21 6	954	1 1	1 1 1	1 1 4 1 1 1 66	PAGE
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N DOL	424	435 43 185 488 1151	20 1 21 21	21 34 16 - - 21	H41661	1261	14 14 - 28	1-1-1	9 5 - 1303	8 COVERIN
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RENT	325	509 1 217 981 1 269 1976 2		158 72 42 111 30 83	19 6 29 30 52 136		35 - 35	33	27 1 3 3 4 4 2595	16 D SUB
TS BY	324	532 38 349 300		202 202 26 7 7 33	18 25 43 36		110 1 45 156	30 26 56	15 13 4 - - 2094	12 LE AN
RTMEN	299	269 58 214 376 917		78 79 38 - 2 - 40	21 120 1 22 1 27		49 - 102 151	16	28 - 17 6 4 4 - 1530	SAMP
F APA	274	122 66 61 150		33	110100	146	34 4 6 6	10	17 20 20 2 2	RDING
ION O	250	35 20 17 26 98		21 8 8 1 1 1 1	11411-	175	10 1 1 15	919	12 - 7 - 215	1 REGA
ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS		ZONE 1 ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 11 SONE 12 SCARROROUGH	20NE 13 20NE 14 20NE 15 20NE 15 20NE 16 NORTH VORK	METRO TORONTO	ZONE 18 ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 Z 25 RICHMOND ZONE 26 Z 27 WARKHAM ZONE 28 IOTAL AREA	PER CENT DISTRIBUTION 1 5 9 12 16 21 NOTE: SEE NOTES REGARDING <u>SAMPLE</u> AND <u>SUBSAMPLE</u>

ONE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTHENT STRUCTURES OF SIX UNITS AND OVER (ARRIL 1986)

TORONTO CENSUS METROPOLITAN AREA

	CHANGE 10 12 MO		79.7.0	1.2 2.3 5.0 2.1	ゆるまでめた 8万1914	86.60.00 86.60.00	4.8	6.8 6.1	5.4.3	5.00 8.88 8.60 7.00	
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SUBSAMPL	AVG	0	375 439 459 466	344 443 439 404	425 3397 422 516 431 447	444 451 421 434 416 434	044	403 496 463	422 594 464	428 395 456 413 377 352 443	
S	TOTAL A		8357 1095 7806 5955 23213	2710 3698 419 6827	3625 6250 3243 1749 2412 7404	3441 2269 1562 3455 3227 13954	61273	3993 1356 3450 8799	1900 608 2508	1059 10 424 424 428 217 76 74794	
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SAMPLE	AVG		514 388 440 465 471	344 446 432 407	428 420 420 430 445	448 458 412 433 434	444	430 559 505 479	422 567 471	422 395 444 410 381 360 448	
TOTAL SA	TOTAL A		11702 1873 10111 6861 30547	2713 3910 611 7234	4534 7194 5044 2029 2767 9840	4411 2904 2340 3545 3755	76304	4515 1478 3970 9963	1950 975 2925	1234 10 513 446 355 96 91846	
	1000		82 245 355	1 1	# 1 1 1 1 1 1	1 1 1 1 1 1	401	98 1 1 98	1 1 1	487	-
	999		135 28 20 183	18	111	16	229	40 40 72	1 1 1	301	
	899		158 10 137 305	18	20 20 20	191119	349	4 4 4 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	1 1 1	16	1
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	669		627 20 56 406 109	16 - 16	10 12 52 183 7	153 95 - 12 260	1649	111 351 462	288	2139	2
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	575	1	564 27 83 1 675	111 72 83	7 8 304 213 -	143 140 - - 283	1573	7 136 147 290	_ 129 129	59	64
	574	1	259 20 162 1 442	242	17 18 206 80 149 435	106 80 - - 186	1340	27	252	23 42	2
	549		486 41 376 168 071	111 101 112	408 74 1115 35 -	192 - - 38 319	2134	32 96 142 270	238 186 424	59	m
	524		575 45 674 490 1784 1	258	60 74 54 147 86 287	299 96 52 38 490	2953	90 144 149 383	80 80 4 1 4	1111 22 21 21 19 - 3593	4
	499		533 25 524 50 50 1132	468 476	163 140 69 365 249 683	398 109 355 643 144 1649	4243	77 97 124 298	e0 e0	130 20 48 - 4747	10
	414		37 37 580 573 960	27 527 38 592	230 758 308 - 366 674	380 137 275 832 516 516	9354	434 34 232 700	14 -	24 115 51 51 51 51 10168	11 AGE
	449		1520 2 37 1117 1 1063 3737 4	470 124 596	264 795 263 336 352 951	504 423 288 629 745 2589	8932	639 - 311 950	68 62 130	55 60 3 - 86 38 66 71 57 11 57 11 2262101931	13 11 COVERING P
	424	t	797 1 322 1428 942 3489	99 777 73 749	862 1628 605 216 506 1327	744 530 126 349 891 2640		670 32 397 1099	171 28 199	55 3 86 66 57 57 12262	13 COVE
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	324	1	158 127 217 226 728		121 195 114 - 14 128	63 9 130 146 357	1956	196 11 86 293	20 20	68 10 14 30 30 2400	PLE A
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THO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA

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SUBSAMPLE	RENT	662 443 563 575	395 534 527 499	532 494 459 603 506 517	504 504 504	522	467 653 588 556	506 645 558	544 470 529 480 422 520	
S	TOTAL A	3231 405 3634 2300 9570	2557 6005 1865 10427	2533 3937 3678 3027 4501 11206	4678 2751 1440 4575 4281 17725	55398	4674 2079 6625 13378	2490 1478 3968	1874 13 605 433 380 864 76913	
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SAMPLE	AVG	691 463 563 581 607	394 550 541 515	522 488 460 618 503 518	505 577 490 503 515	532	500 654 594 569	504 640 564	531 449 512 480 430 515 538	
TOTAL SAI	TOTAL A	4662 690 5251 2743 13346	2608 6787 2703 12098	3215 4653 4991 3710 4899 13600	6025 4378 2447 4840 5013 22703	69615	5343 2172 7174 14689	2551 2008 4559	2209 30 722 433 535 926 93718	
-	000	546 135 270 951	222	20 20 20 20 20	349	1562	230 76 306	1 1 1	83 	8
	999	216 58 274	176 176 176	111616	7 - 7 - 61	610 1	1 79 80	1 1 1	67	#1
	850	271 3 35 1 310	1 1 1 1	112 6 16 94 -	104 - - 55 159	169	32 79 111	3 80 00	13	1
	849	195 3 110 92 400	1414	181 2 15 94 	17 410 - - 54 481	11177	94 78 308 480	333	1700	8.
	799	173 5 130 36 344	35	75 28 40 174 20 20 234	83 60 - 2 28 173	889	225 383 648	145	1687	2
	749	388 13 108 46 555	1113	54 54 1135 318 84 537	112 27 27 	1442	30 779 632 1441	440	106 66 66 7495	3
	669	274 10 269 15 568	598 395 993	153 1164 164 508 170 842	292 23 136 3 454	3124	231 1032 1263	354	155 98 - 176 5170	10
	649	393 20 324 35 772	336 344 680	133 53 387 105 545	334 23 199 207 269 1032	3313	91 50 951 1092	1044 148 1192	29 30 1	φ
	515	447 27 1188 246 908	43 223 221 547	93 120 - 105 303	292 39 53 52 87 523	2494	90 145 135 370	4 4 80 80 1 70 70	41 62 32 3484	4
	574	128 20 783 171 1102	6 735 195 936	99 148 629 612 241	410 1114 325 778 235 1862	5388	93 174 228 495	31	64 20 30 6028	7
	549	1075 13 1096 324 2508 1	22 512 201 735	100 163 103 390 598	448 307 138 657 396 1946	6543	219 216 329 764	10 40 50	271 34 40 11 179 7892	6
	524	212 16 604 16 655 487	747 185 937	149 873 294 409 583 1286	557 527 36 807 573 2500	7232 (912 51 456 1419	04 04 08	49 76 51 117 1177 9104	10
	499	105 78 308 215 706	88 868 430 1386	315 814 470 65 444 979	657 614 265 566 993 3095	7295	472 41 665 1178	69 65 134	190 60 22 21 21 104 9004	10
	414	58 242 420 274 994	186 1163 300 1649	502 933 882 204 11117 2203	1134 651 266 1134 935 4120		964 26 753 1743	220 71 291	292 7 100 98 98 33 30 12995	14 AGE
	449	62 10 261 67 400	252 378 131 761	423 533 1024 55 535 1614	638 1026 417 348 741 3170	690110401	669 10 484 1163	361 97 458	302 10 81 38 103 62 91181	10 ING P
	424	58 159 161 386	277 402 197 876	507 350 750 66 412 1228	679 70 342 148 359	4945	924 22 371 1317	365 8 373	225 8 63 68 187 30 7216	COVER
	399	33 123 123 51 336	789 115 49 953	159 260 682 - 108 790	325 7 142 75 131 680	3178	325 37 1117 479	200	176 66 18 103 46 4274	E ON
	374	17 41 98 56 212	564 74 22 660	344 344 - - - 350	21 20 71 60 40 212	1601	119 15 57 191	204	84 - 45 9 16 47 47	SAMPL
	349	33 33 10 90	211 56 3 270	23 24 18 1 18 18	25 48 6 21 100	525	64 - 39 103	20	49 36 36 742	D SUB
	324	14 17 34	139	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	1 9 1 1 39	242	15	15	293	LE AN
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THREE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTHENT STRUCTURES OF SIX UNITS AMD OVER (APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA

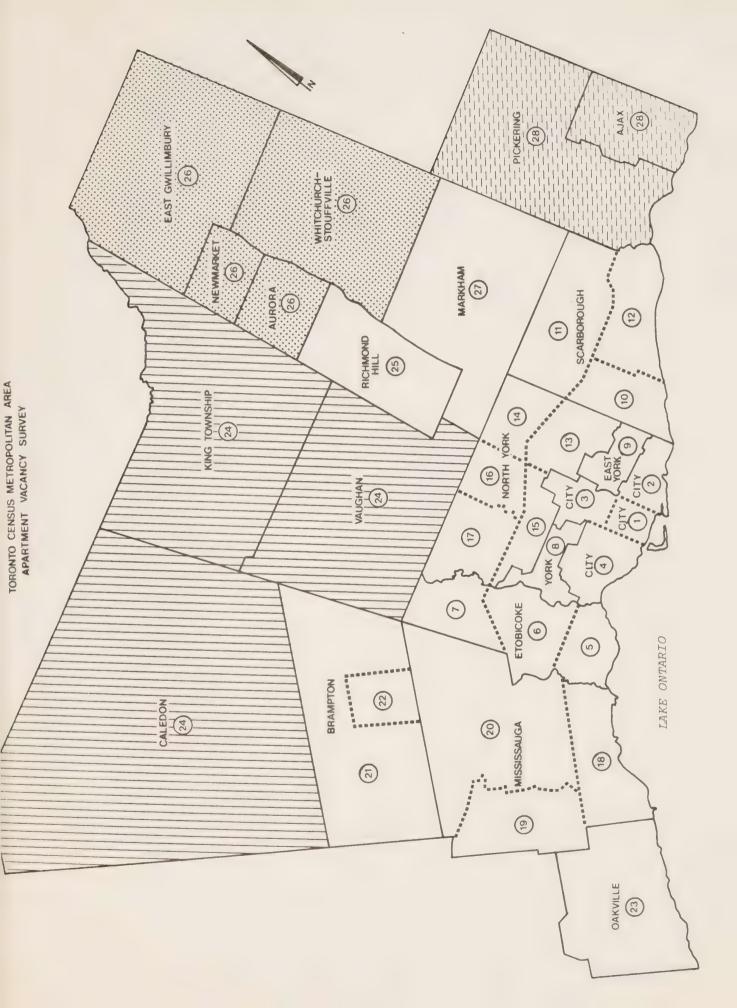
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	CHANGE 12 MO	211. 211. 12. 44.	3 10 10 10 10 10 10 10 10 10 10 10 10 10	99499	200000	2 1	111 88		7 13 12 12 17 13 15 15 15 15 15 15 15 15 15 15 15 15 15	
MPLE	PCT 6 HO	0.8 16.1 4.9 0.2 2.7	E 4 E 4	2.1.5 3.5 0.6 1.9	4.6.8.10.1	0.1	6.13	1.8	2.7 4.3 3.4 1.0	
SUBSAMPLE	AVG	842 556 763 759	539 649 615 632	667 637 545 710 576 608	588 627 506 592 561 561	624	561 710 681 652	457 684 638	689 666 595 480 631 630	
	TOTAL.	347 20 486 181 1034	220 2035 814 3069	457 781 605 729 1121 2455	1050 952 174 1510 1179 4865	12661	747 550 1272 2569	127 492 619	341 77 21 53 711 17052	
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SAMPLE	AVG	901 569 762 739 805	539 648 637 638	648 616 529 741 574 613	578 673 610 591 569 605	633	575 710 685 658	457 691 645	661 513 660 555 480 632 637	
TOTAL S	TOTAL	481 25 631 211 1348	220 2347 1400 3967	509 947 776 877 1239 2892	1497 1598 433 1563 1369 6460	16123	821 578 1433 2832	127 513 640	403 79 27 53 883 21043	
→	1000	245	228	888 61 7 4 4 4 4 6	270	1085	42 129 171	1 F I	54 _ _ _ _ _ 1310	9
	999	18 26 24 70	1 1 1 1	8 0 1 1 1 8 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	11112	248	29	1 4 1	327	
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	849	57 21 59 137	1010	13 72 13 86	63	307	121 55 176	8 8 2	570	m
	799	188	14 152 38 204	10 70 68 112 150	78 60 - - 138	526	205 205	28 2	22 22 788	4
	749	39 99 99 99	166 382 548	24 21 21 85 106	31 63 198 - 54 346	1114	- 147 156	76	27 26 26 - - 1453	7
	069	127	12 318 185 515	34 194 91 285	151 158 28 235 101 673	1578	99 84 183	76	66 2 9 1 294 2209	10
	649	132 25 9	29 407 344 780	14 78 20 156 377 553	137 115 15 429 142 838	2432	134 222 138 494	_ 163 163	36 1 1 336 3462	16
	575	1 45 7 23 23 23 23 23 23 23 23 23 23 23 23 23	15 135 144 294	61 44 15 100	152 123 327 199 804	1313	61 38 72 171	1	51 7 7 150 1693	60
	574	- 110 5 115	40 300 105 445	33 231 36 231 272	117 72 34 158 211 592	1688	77 - 52 129	24 29	9 11 1 1 1875	6
	549	33 14 6	12 86 56 154.	71 14 34 12 175 221	173 89 5 224 287 778	1279	107 115 222	l m m	25 3 2 43 43 1577	60
	524	29 39	11 267 68 346	16 173 118 31 151 300	324 446 10 122 206 1108	1982	92 - 169 261	24 24	34 4 7 7 7 2315	11 AGE
	499	2 1 1 21	22 34 61	85 74 172 6 94 272	182 114 50 68 90 504	1017	134 3 85 222	44	23 - - 13 16 1335	5 6 11 COVERING PAGE
	474	9 1 8 8 1 9	48 180 28 256	114 53 94 2 59 155	75 27 47 - 28 177	771	86 - 78 164	32	24 3 3 26 1020	COVEF
	449	1 416 1 9	2888	122 64 17 17 82	13 8 13 9	253	5.5	14	19 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	E ON
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		ZONE 1 ZONE 2 ZONE 3 ZONE 4 TORONTO CITY	ZONE 5 ZONE 6 ZONE 7 ETOBICOKE	Z 8 YORK Z 9 EAST YORK ZONE 10 ZONE 11 ZONE 12 SCARBOROUGH	ZONE 13 ZONE 14 ZONE 15 ZONE 16 ZONE 17 NORTH YORK	METRO TORONTO	ZONE 18 ZONE 19 ZONE 20 MISSISSAUGA	ZONE 21 ZONE 22 BRAMPTON	Z 23 OAKVILLE ZONE 24 Z 25 RICHMOND ZONE 26 Z 27 MARKHAM ZONE 28 IOTAL AREA	PER CENT DISTRIBUTION NOTE: SEE NOTES REGARDING <u>SAMPLE</u> AND <u>SUBSAMPLE</u> ON

UNITS MITH 4 OR MORE BEDROOMS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (APRIL 1986)

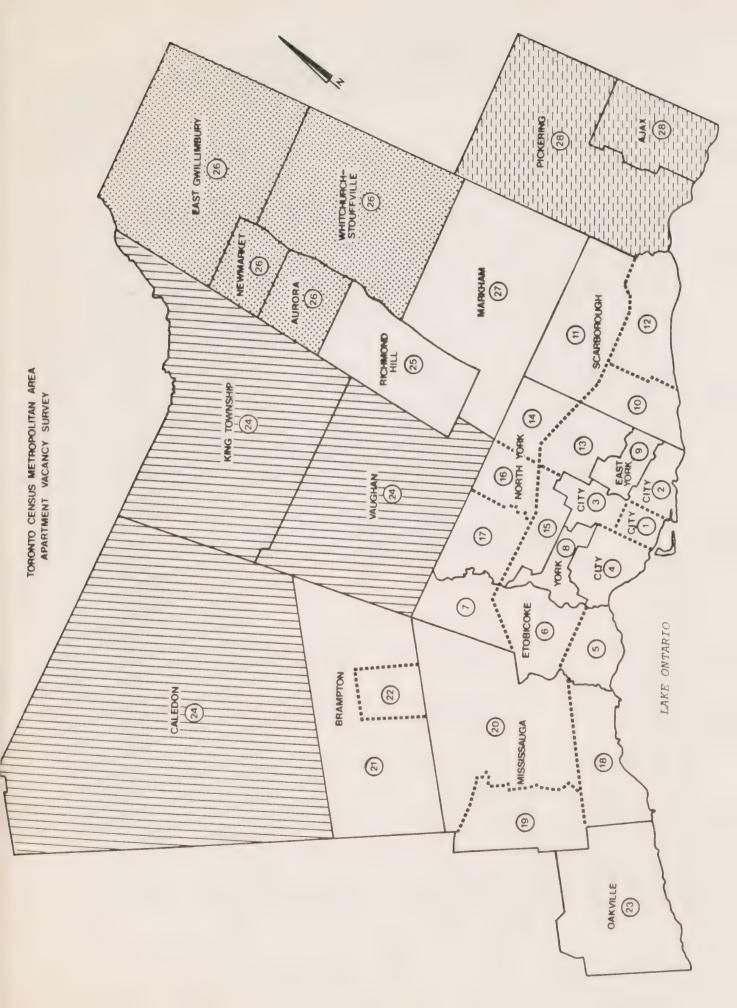
TORONTO CENSUS METROPOLITAN AREA

DOLLARS	
Z	
RANGE	
RENTAL	
8	
APARTMENTS	
9	
DISTRIBUTION	
ACTUAL	

	ANGE 2 MO	37.5	37.5		37.5										7.1	31.2	4.3		6.5	16.4						6.2	٠					11.0	
MPLE	PCT CHANGE 6 MO 12 MO														-6.1			4.9	9.0	4.0-						6.9						3.2	
SUBSAMPLE	AVG	1100	1100	l	1100	1	}	1	ŀ	1	1	I		1	481	1100	725	625	269	804	\$	1			175	775	I		- 1	1	ŧ	789	
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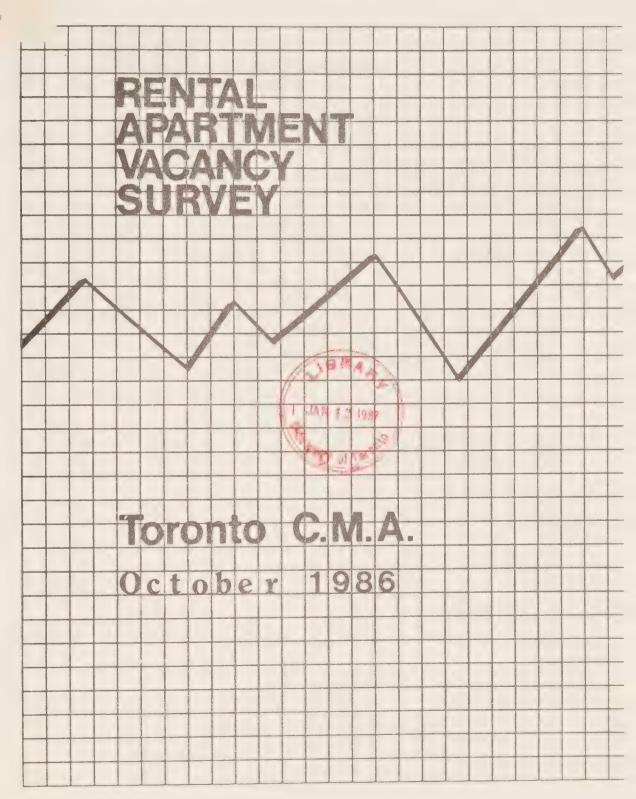
CMHC

Canada Mortgage and Housing Corporation

SCHL

Société canadienne d'hypothèques et de logement

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TORONTO OFFICE

December 1986

Re: Rental Apartment Vacancy Survey October 1986

We are pleased to provide you with the results of our most recent apartment vacancy survey for the Toronto Census Metropolitan Area.

This survey is conducted semi-annually, in April and October of each year, and covers the whole C.M.A. as outlined on the map at the end of this report. Only buildings containing six or more apartment units are surveyed — the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not directly measured by this survey. An apartment was considered to be vacant if at the time of enumeration it was unoccupied and available for immediate rental.

The privately owned rental buildings eligible for our October 1986 survey contained an estimated 278,377 apartments. Of this total, 233,728 units (84%) were sampled. All units completed in the April 1, 1985 to March 31, 1986 period were surveyed while those completed prior to March 31, 1985 were surveyed on a sample basis. Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation this survey report would not have been possible.

In addition to vacancy information, we also collected data on apartment rental rates for the Census Metropolitan Area. These results are summarized in tables at the back of this report.

Beginning in April 1987, our vacancy survey will be expanded to include row housing and buildings containing 3-5 apartment units. This will allow a more complete analysis of the Toronto area's rental market.

If this survey needs to be explained in any way, please contact Walter Wilmot at (416) 781-2451.

C.K. Holder Manager

Toronto Branch



CMHC'S APARTMENT VACANCY SURVEY FOR ONTARIO

Survey Methodology

CMHC's Apartment Vacancy Survey is conducted twice a year, in April and October, in 22 municipalities in Ontario and in major urban centres across Canada. Only buildings containing six or more apartment units are surveyed; the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not measured. Beginning in April 1987 the survey will be expanded to include row housing and buildings containing 3-5 apartment units.

Both publicly and privately owned rental stock is surveyed; a separate as well as a combined apartment vacancy rate is calculated for these ownership categories.

There are five sub-universes which comprise the total rental apartment universe (the universe is the total number of apartments contained in buildings that have six or more self-contained dwelling units in them). These are as follows:

- 1. Old Private projects that have been completed at least 18 months Universe: prior to the survey date i.e. prior to April 1, 1985.
- 2. New Private projects completed 7 to 18 months prior to the survey, Universe: i.e. from April 1, 1985 to March 31, 1986.
- 3. Regular Private the sum of the Old and the New Private Universes.
 Universe:
- Private Universe:

 to the survey, i.e. from April 1, 1986 to September 30, 1986. These structures are in varying stages of rent up and consequently may have an abnormally high number of vacancies.
- projects built under various government subsidy programs for lower income households and completed on or prior to March 31, 1986. This would include public, non-profit, co-operative and limited dividend housing.

An apartment is considered to be vacant if at the time of the enumeration it was physically unoccupied and available for immediate rental.

CMHC administers the semi-annual apartment vacancy survey in the following Ontario communities:

Barrie	Kingston	Ottawa	Sudbury
Brantford	Kitchener	Peterborough	Thunder Bay
Chatham	Leamington	St. Catharines/Niagara	Toronto
Cornwall	London	St. Thomas	Windsor
Guelph	North Bay	Sarnia	
Hamilton	Oshawa	Sault Ste. Marie	

The average vacancy rate for Ontario's private rental stock in the above twenty-two Ontario communities (including the "old" and "new" universes only) was 0.5% in October 1985, 0.6% in April 1986 and 0.6% in October 1986.

Starting in April 1987 our survey will be expanded to include the following communities: Port Hope, Cobourg, Lindsay, Collingwood, Midland, Orillia, Gravenhurst, Bracebridge, Huntsville, Newcastle/Bowmanville, Halton Hills & Milton. We will also begin to publish survey results for these areas.

TORONTO C.M.A. APARTMENT VACANCY SURVEY RESULTS OCTOBER 1986

Vacancy rates among privately initiated rental apartments in the Toronto C.M.A. declined again in October to 0.1%, continuing the trend evident since April 1983 when the vacancy rate last peaked at 1.2% (For a definition of the boundaries of the Toronto C.M.A. consult the map at the end of this report.) Historical rates for privately initiated structures, including those new units completed at least 6 months prior to their respective survey dates, are tabled below.

"REGULAR SURVEY" VACANCY RATES PRIVATELY INITIATED STOCK TORONTO C.M.A.

1982	1983	1984	1985	1986
APRIL/OCT	APRIL/OCT	APRIL/OCT	APRIL/OCT	APRIL/OCT
0.4 0.7	1.2 1.0	0.8 0.6	0.5 0.4	

Between April 1986 and October 1986 all of the Toronto CMA's rental stock (both old and newly completed units) experienced extreme declines in the number of units that were vacant and available for immediate rental. Vacancies in the City of Toronto declined by 53% (from 336 to 158 units); Metro Toronto vacancies declined by 44% (from 453 to 255 units); Toronto CMA vacancies declined by 56% (from 965 to 428 units). Typically, vacancies concentrate in the newer rental stock, but, in the October 1986 survey, vacancies in newly completed projects (those that have been on the market for six months or less) dropped by 62% (from 131 to 50 units).

A complete table of vacancies by the age of the rental stock is reproduced below.

VACANCY RATES BY AGE OF APARTMENT STOCK PRIVATELY INITIATED APARTMENTS TORONTO C.M.A.

	Age of Building		r of Unit niverse	s		Vacant Units		Vaca	ncy Rate	
		Oct. 1985	Apr. 1986	Oct. 1986	Oct. 1985	Apr. 1986	Oct. 1986	Oct. 1985	Apr. 1986	Oct. 1986
1.	Old (19 months or longer on Market)	275,752	277,271	277,220	794	714	372	0.3	0.3	0.1
2.	New (7-18 months on Market)	4,817	2,890	1,157	220	120	6	4.6	4.2	0.5
3.	Old plus New ("the regular survey")	280,569	280,161	278,377	1,014	834	378	0.4	0.3	0.1
4.	Newly Completed (6 months or less on Market)	729	441	532	190	131	50	26.1	29.7	9.0
5.	Overall ("the regular survey" plus newly completed)	281,298	280,602	278,909	1,204	965	428	0.4	0.3	0.1

VACANCIES & RATE OF RENT INCREASE BY ZONE REGULAR PRIVATE UNIVERSE

		RE	GULAR	PRIVA	TE UNIVERSE				
ZONE	LOCATION	VACA	NCY RA	TE 86	NUMBER OF VACANT	SIZE		NTH RE	
		OCT			UNITS	UNIVERSE	OCT	APRIL	
	TORONTO CITY					OTTZ V ZIKOZ	001	241 1/11	001
1	- Central	0.3	0.5	0.2	55	27,897	5.2	1.9	3.6
2	- East	0.4	0.3	0.1	4	5,014	6.3		
3	- North	0.0	0.1	0.0	10	29,381	2.8	2.0	
4	- West	1.1	1.0	0.5	89	17,622	6.8		
	Sub-Total	0.4	0.4	0.2	158	79,811	4.8	1.7	3.0
	ETOBICOKE CITY								
5	- South	0.0	0.0	0.1	7	9,244	1.3	-0.4	7.3
6	- Central	0.0		0.0	7	14,008	3.4	0.0	
7	- North	0.4	0.1	0.1	3	4,896	3.6		
	Sub-Total	0.1		0.1	17	28,148	2.8		
0	NAME ATMY	0.0							
8	YORK CITY	0.2	0.2	0.0	5	15,336	7.4	0.0	1.6
9	EAST YORK	0.1	0.0	0.1	9	17,869	5.0	-0.2	3.7
	SCARBOROUGH CITY								
10	- Southwest	0.2	0.1	0.1	10	13,701	3.3	1.3	4.0
11	- North	0.3	0.2		5	6,874			
12	- East	0.2	0.1	0.1	6	9,285			
	Sub-Total	0.2	0.1	0.1	21	29,860	3.9	1.8	
	NORTH YORK CITY								
13	- Southeast	0.1	0.1	0.1	11	16,947	4.9	-2.2	1.7
14	- Northeast	0.0	0.0	0.0	-	10,759	7.9		
15	- Southwest	0.3	0.1	0.1	11	9,342	7.3	1.3	
16	- North Central	0.0	0.0	0.1	12	11,832	4.6	1.6	
17	- Northwest	0.2	0.2	0.1	11	12,468			-0.6
	Sub-Total	0.1	0.1	0.1	45	61,296	5.4		1.5
	METRO TORONTO	0.2	0.2	0 1	172	000 010	, 7	0.0	
	TETRO TORONTO	0.2	0.2	0.1	173	232,318	4.7	0.9	3.1
	MISSISSAUGA CITY								
18	- South	0.3	0.7	0.2	23	11,352	2.9	1.7	1.6
19			1.6			4,113			3.2
20	- Northeast	1.1	1.0	0.3	33	12,147	4.9		
	Sub-Total	0.8	1.0	0.2	64	27,612	4.2	2.8	2.7
	BRAMPTON CITY								
21	- West	0.2	0.1	0.3	12	4,744	1.1	2.7	1.5
22	- Central	5.9	2.2	0.7	26	3,768	2.8		0.3
	Sub-Total	2.7	1.0	0.4	38	8,512	1.7		0.9
23	OAKVILLE TOWN	0.5	0.3	0.3	12	4,298	3.9	5.0	1.4
	YORK REGION								
24	- West	0.0	1.3	0.0	-	79	1.0	0.9	2.7
25	- Richmond Hill	0.0	0.0		2	1,465	3.9	5.3	2.2
26	- North	0.2		0.1	1	1,109	4.0	3.0	3.3
27	- Markham	0.0		0.5	5	1,053	1.1	1.9	0.5
	Sub-Total	0.1	0.2	0.2	8	3,706	3.1	3.6	2.1
28	. AJAX-PICKERING	0.0	0.1	0.1	1	1,931	5.5	3.0	2.7
	TOTAL CMA	0.4	0.3	0.1	378	278,377	4.4	1.4	2.9

FACTORS AFFECTING THE CURRENT VACANCY RATE

Between April and September 1986, the Toronto CMA's housing market absorbed 12,255 ownership and 1,770 rental units (a total of 14,025 units). During the same period in 1985, 8,159 ownership and 1,943 rental units were absorbed (a total of 10,102 units). Despite these high absorption rates, the apartment vacancy rate dropped from 0.5% to 0.4% from April-October 1985 and from 0.3% to 0.1% from April-October 1986. The current vacancy rate is at its lowest in over 20 years. These circumstances are an expression of a number of factors that are active on the Toronto housing market. The most important of these is the increase in employment opportunities in the Toronto C.M.A. where the unemployment rate has declined from 7.2% in late 1984 to 5.1% in October 1986; this compares to a current National rate of 9.7%. This availability of work has resulted in increased in-migration.

Alberta's Employment Ministry has estimated that from September 1985 to August 1986, 11,000 Albertan workers have emigrated to Ontario; records of the Department of Health and Welfare show that from July 1985 to July 1986, approximately 5,200 family households migrated to Ontario from all parts of Canada. Regardless of the exact numbers, it is known that most inflow is coming from the Western Provinces and the most common destination point is the Greater Toronto area.

On addition to this migration factor, the improved economy and increased levels of consumer confidence have made all individuals more willing to form new households. Demographic forces are also increasing rental demand while the existing rental stock is being depleted through demolitions, conversions to other uses and deconversions from rental to ownership. The vacancy rate would be even lower were it not for the strong resale and new homeownership markets which have increased the movement of tenants into ownership housing.

On the supply side, there is a reduced level of newly completed rental units coming onto the market. This declining number of completions reflects conditions of 1984, not those of 1985-86 since there is a two year lead-time between the planning & completion of new apartment buildings. Declines are mainly due to a winding down of the Canada Rental Supply Program (CRSP) and the MURB incentive program; effects of the Province's Renterprise program will not be felt until late 1987.

COMPLETIONS OF PRIVATELY INITIATED APARTMENT UNITS BY SIX MONTH PERIOD TORONTO C.M.A.

October 1, 1984	April 1, 1985	October 1, 1985	April 1, 1986
to	to	to	to
March 31, 1985	Sept. 30, 1985	March 31, 1986	Sept. 30, 1986
2,186 Units	729 Units	462 Units	654 Units

MURB, CRSP AND NON-SUBSIDIZED PRIVATELY INITIATED RENTAL APARTMENT COMPLETIONS - TORONTO C.M.A.

				1						1				
	0	ct /85-1	Mar/86	Apı	r/86-Se	ept /86		Project		Projected Apr/87-Sept/87				
			NO SUBSIDY			NO SUBSIDY	MURB		NO	MURP	CRSP	NO SUBSID		
	MURB	CKSF	SUBSIDI	MURB	CKSF	3003101	MUKB	CKSI	SOBSIDI	11010	ORDI	DODOLD		
Toronto City	-	-	37	-	20	31	-	332	87	-	144*	213		
Other Metro		66 -	6	-	253	211	-	126	94	_	-	2		
York Region				139			-		-	-	-	4		
Peel Region	353	-	-	-	-	-	-	-	-	_	-	139		
Halton Region	-	-	-	-	-	-	-	-	14	-	-	-		
Total By Type			43 (10%)			273 381 (41%) (59%)		458 (70%)			- 144 (29%)			
GRAND TOTAL	462			654				653		502				

^{*} This project is the result of the Province's Renterprise Program.

The using up of MURB soft cost benefits, the fear that rental condo units will soon be subject to rent controls and especially the very strong resale market have encouraged another trend that is reducing the supply of rental units – the conversion of MURB rental units (that had been registered as condominiums) into condominium units. New owners will have individual title to their units whereas the original owners (which were usually syndicates) had only an "undivided" interest in the building. The table below indicates the magnitude of this phenomenon.

MURB TO CONDOMINIUM CONVERSIONS - TORONTO C.M.A. OCT. 1985 - SEPT. 1986

	Oct/1985 - March/1986 (# of Units)	April/1986 - Sept/1986 (# of Units)
TORONTO CITY	197	52
METRO OTHER	-	240
YORK REGION	-	-
PEEL REGION	-	1185(Mississauga)
HALTON REGION		
TOTAL TORONTO CMA	197	1477

Most converted buildings were constructed three or more years ago. As a result, soft costs (usually 20-25% of a project's original sale price) have been fully written off and the only remaining MURB benefit is that an annual loss can be created or increased through a 5% Capital Cost Allowance, if the unit is rented. (this feature is not available for non-MURB rental buildings.)

It appears that this tax deferrment option is not by itself enough to stimulate a great amount of investor interest in purchasing such properties. The expectation is that at least 75% of these units will become owner-occupied while the balance will be purchased by investors and rented out.

Most accountants feel that MURB units were initially priced 20 to 30% over market values and that they had always been intended to be converted to condominium tenure. Today's strong resale market has provided investors with an opportunity to cash out and take a good capital gain. These resale units are not being packaged for sale to other investors, instead they are just becoming part of the general resale market. As a result, in most cases, no premium is being placed on the remaining MURB benefits.

Vacancies decreased in Mississauga and Brampton due to increases in demand because of employment growth and decreases in supply as Canada Rental Supply Plan (CRSP) and MURB rental units were absorbed. There has been minimal priva rental construction since the termination of these programs.

As is typical, the greatest number of vacant units were in Central Toronto Cit and the west-end of the City of Toronto (these zones have 16% of the survey's rental stock yet carry 38% of the survey's vacancies). Part of the reason for this is the concentration of less-desirable bachelor units and the concentration of more transient tenant households in these areas.

VACANCY RATE BY NUMBER OF BEDROOMS

Table 5, towards the back of this report, shows the vacancy rate by bedroom count for the whole survey zone. The vacancy rate for 1, 2 and 3 bedroom units in both Metropolitan Toronto and the Toronto C.M.A. has dropped to 0.1%. There is no differential in vacancy rates between these bedroom types. In less-tight rental markets, vacancies in 2 and 3 bedroom units are usually higher than for 1 bedroom units, while vacancies in bachelor units are the highest of all. The fact that the vacancy rate for bachelor apartments in both Metro Toronto and the Toronto C.M.A. has dropped from 0.5% to 0.2% is a very clear indicator of the high demand and low supply of rental accommodation.

VACANCY RATE FOR PUBLICLY OWNED STOCK

Vacancies in publicly owned units declined drastically. The vacancy rate among Limited-Dividend projects and Municipal and Private Non-Profits remained more or less the same; however, there was a drastic drop in vacancies in stock managed by the Metro Toronto Housing Company. Vacancies in their senior units dropped from 459 in October 1985 to 93 in October 1986. Almost all available units were in 1-room bachelors. Their success in tenanting these units was mainly due to an agressive marketing campaign that made seniors in the neighbourhood around hard to rent buildings aware that subsidized housing was available through application to the Metro Toronto Housing Company.

PUBLIC HOUSING VACANCY RATE TORONTO C.M.A.

	nber of Univers		Vac	cant Unit	s	Vacancy Rate						
Oct. 1985	April 1986	Oct. 1986	Oct. 1985	April 1986	0ct. 1986	Oct. 1985	April 1986	Oct. 1986				
76,447	77,637	77,995	526	451	111	0.7	0.6	0.1				

CHANGES IN RENT LEVELS

Rent level data is collected from a sample of privately initiated apartments that are part of the "regular survey" universe. This sample only includes those buildings for which rent data has been provided from the most recent three consecutive surveys. As a result of this sampling method, the rent level data collected is not necessarily representative of the private rental market as a whole. Of the 278,377 privately owned apartment units in our October 1987 survey, 180,535 (65%) became part of our rent level sample. Of this sample, 148,541 units were in structures that were built before January 1, 1976 while 31,994 were part of the stock that was built after January 1, 1976. These dates create two categories of data that are identical to the "rent controlled" and "non-rent controlled" data of previous surveys.

AVERAGE RENTS AND RATES OF RENT INCREASE BY UNIT TYPE AND AGE OF BUILDING TORONTO CENSUS METROPOLITAN AREA OCT. 1986

	AF JANUAR Ave.	RES BUILT TER Y 1,1976 % Change 6mo.12mo.	JANUARY Aver.	WRES BUILT EFORE 1, 1976 % Change 6mo.12mo.	COMBINEI Aver. Rent \$	% Change 6mo.12mo.
Bachelor	487	3.3 9.0	359	2.5 4.2	379	2.7 5.1
1 bedroom	651	2.9 6.4	432	2.9 4.7	460	2.9 5.0
2 bedroom	720	3.0 7.3	505	2.5 3.9	548	2.7 4.7
3 bedroom	801	3.3 5.6	587	3.9 4.5	654	3.7 4.9
Weighted Average	698	3.9 8.2	468	3.7 4.5	509	4.8 5.8

Because of recent changes to Provincial legislation which have placed all self-contained rental apartments under the umbrella of rent review, classifying data by whether or not it is subject to rent review is no longer valid. At the same time, it is useful to continue the differentiation between units constructed before and after January 1, 1976, as it allows an extra degree of sub-market analysis.

For the Toronto CMA, the average rate of rent increase for the last 12 months was 5.8%, down marginally from a 5.7% annual rate in April 1986. Among units built before January 1, 1976, the increase on an annual basis was 4.5%, up marginally from a 4.4% annual rate in April 1986. Units built after January 1, 1976 had an annual rent increase of 8.2% down significantly from the 10.3% rate in April.

It is expected that rent increases for the newer stock will be moderated now that these units are about to be subject to rent review.

Further statistical summaries of rent ranges, rent increases, and average rents by bedroom type and survey zone are contained in the appendix to this report.

VACANCY RATE BY RENT LEVEL

Compared to previous surveys, vacancies were distributed within a wider range of rent levels. In April 1986, 51% of vacancies rented for more than \$700 per month; in October 1986 this category accounted for only 40% of total vacancies. Over 20% of vacancies remained in apartments that rented for more than \$900 per month. The reduction of vacancies in the \$701-900 rental range is an expression of the strong demand for rental accommodation that has reduced rent resistence within this price range. A table of vacancies by rent level is reproduced below:

VACANT UNITS BY RENT LEVEL
REGULAR PRIVATE UNIVERSE OCTOBER 1986
TORONTO C.M.A.

# OF	RENT LEVEL \$													
BED- ROOMS	RATE %		UNDER 400	401-500	501-600	601-700	701-800	801-900	901	%	NO.			
Bach. One Two Three	0.2 0.1 0.1 0.1	2 12 20 1	31 17 2 0	5 24 17 0	6 20 21 1	2 23 23 2	2 18 19 8	0 2 11 3	0 37 44 5	13 40 42 5	48 153 157 20			
Total	%	9	13	12	13	13	13	4	23	100				
1	10	35	50	46	48	50	47	16	86		378			

VACANCY RATE BY GEOGRAPHIC AREA

The Toronto C.M.A.'s vacancy rate for October 1986 was at a historic low, the previous lowest rate of 0.3% occurred both in October 1981 and April 1986.

Vacancies declined in all parts of the Toronto C.M.A., especially in Mississauga, Central and West Toronto City and Brampton. Zones that faced the most dramatic drop in vacant units are outlined in the table below:

Reduction in Vacant Units by Survey Zone October 1986 vs April 1986, Toronto C.M.A.

Zone 20 (Mississauga, Central) -101
Zone 1 (Toronto City, Central)-82
Zone 4 (Toronto City, West) -79
Zone 19 (Mississauga, West) -62
Zone 22 (Brampton, Central) -53
Zone 18 (Mississauga, South) -51

Vacancies decreased in Mississauga and Brampton due to increases in demand because of employment growth and decreases in supply as Canada Rental Supply Plan (CRSP) and MURB rental units were absorbed. There has been minimal private rental construction since the termination of these programs.

As is typical, the greatest number of vacant units were in Central Toronto City and the West-end of the City of Toronto (these zones have 16% of the survey's rental stock yet carry 38% of the survey's vacancies). Part of the reason for this is the concentration of less-desirable bachelor units and the concentration of more transient tenant households in these areas.

OUTLOOK

Of Canada's 25 largest cities which took part in the October 1986 apartment vacancy survey, only 9 of these had vacancy rates that were less than 1.0%. Seven of these nine centres were located in Ontario -- an expression of this Province's strong economy, high rental demand, and reduced rental supply.

The Conference Board of Canada expects Ontario's growth rate to exceed the Canadian average by 1% in 1987, and 1.4% in 1986. In comparison, this same body is anticipating that Alberta's economy will decline by 1.5% in 1986 and by 1.0% in 1987. Low commodity prices are also expected to have a very negative effect upon grain farmers. The United Grain Growers have estimated that after a stable 1985 and 1986, net farm income in the three Prairie Provinces will drop by 40% in 1987.

These combined circumstances should ensure continued in-migration from the Western Provinces to Ontario. Much of this inflow will settle in the greater Toronto area because of its ability to attract investment and development activity and its above average record of job creation.

When October 1986 is compared to October 1985 we find that the Toronto CMA has 27,906 new housing units on stream vs. 22,069 in 1985; 24,178 are ownership units vs. 15,533 in 1985; 3,728 are rental vs. 6,536 in 1985. There has been an extremely strong re-orientation towards ownership housing (supply is up 56%) while rental supply is down 43%. Ownership units are usually being built for second and third-time home buyers. This should continue to allow for increased movement of tenants into their first home and is expected to result in some easing of the apartment vacancy rate.

The vacancy rate for privately initiated apartments in the Toronto CMA is expected to rise marginally to 0.2% by April 1987.

APPENDIX

TABLE OF CONTENTS

There are eight tables and an appendix of rent levels attached to this vacancy survey report. The tables have the following contents:

Table I	The combined vacancy rate of public and privately initiated stock in Canada's Metropolitan areas. 1977-1986
Table IA	The vacancy rate for privately initiated units in Canada's Metropolitan areas. 1977-1986
Table IB	The vacancy rate for publicly initiated units in Canada's Metropolitan areas. 1977-1986
Table IC	Vacancy rates of privately initiated stock in selected Canadian communities with less than 100,000 population. 1980-1986
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TABLE I/TABLEAU I

VACANCT RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS

TAUX D'INOCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE, DE SIX LOCEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES

1977-1986
(PER CENT/POUR CENT)

		_	-	-	_	_	_	-	-	-	_	-			_				_		-	-			_	_				
91	Oct.	4.4	6.7		4.6	2.3	9.0	0.2	9.0	1.8	0.2	2.6	1.7	6.4	2.7	2.9	0.7											0.8		1.6
1986	Apr.	3.9	2.9		5.1	1.9	0.7	9.0	9.0	1.3	0.2	2.0	1.3	4.8	1.3	4.6	9.0		9.9	5.8	2.0	6.0	0.7	7.0	2.3	0.8	2.3	0.5	1.1	1.4
5	Oct.		2.5		6.9	9.0	0.5	0.4	0.4	1.6	0.1	1.2	0.7	3.5	1.4	2.7	0.3		2.5	1.6	2.3	0.5	9.0	4.0		2.1	1.8	0.7	6.0	1.4
1985	Apr.	7.7	1.4		7.9	0.7	0.5	0.4	6.0	1.9	0.1	1.0	0.8	2.1	1.1	3.5	9.0											0.7		1.9
9	Oct.	10.1	1.3		9.7	0.4	0.7	9.0	1.0	2.4	0.3	0.3	0.3	0.7	1.6	1.6	0.8											6.0		2.1
1984	Apr.	13.4	1.6		11.2	0.8	0.8	9.0	2.2	2.5	1.3	0.3	0.2	9.0	2.8	2.8	6.0		ص ش	3.8	6.3	0.7	1.0	0.8	2.3	2.1	3.5	1.1	1.0	2.5
3	Oct.	11.7	2.2		9.5	0.8	6.0	0.9	2.5	3.1	1.3	0.3	0.2	0.5	9.4	1.9	6.0		3.2	3.5	2.1	4.0	0.3	0.8	3.8	1.2		1.7	6.0	2.5
1983	Apr.	11.1	2.5		7.3	1.9	1.3	2.0	3.1	2.6	1.1	0.3	0.2	9.0	3.3	2.5	2.6		3.3	0.4	3.1	1.5	1.0	1.1	4.0	2.4	2.6	2.5		2.5
2	Oct.	5.8	3.5		4.3	0.5	9.0	0.0	2.7	2.6	0.4	0.3	0.2	9.0	4.2	0.2	1.4		1.9	6.0	1.0	1.3	4.0	9.0	4.2	1.7	1.4	3.1	1.2	1.9
1982	Apr.		1.9		3.2	6.0	0.7	0.9	2.3	1.6	0.2	0.7	0.4	2.0	1.5	0.9	1.1		4.3	6.1	2.0	9.0	1.1	0.4	1.5	0.5	9.0	6.4	1.9	1.3
	Oct.	0.3	1.0		1:1	0.5	1.1	0.7	1.7	1.9	0.0	1.1	9.0	3.8	1.6	0.5	0.7		3.0	1.2	0.8	0.5	0.8	0.3	41 41	0.1	0.1	6.9	3.1	1.2
1981	Apr.	0.7	0.5		2.4	0.1	1.3	1.6	3.4	2.0	1.0	2.4	2.0	4.5	1.8	1.8	1.7		3.8	0.7	1.6	1.6	1.3	0.5	44	0.1	0.1	8.2	4.1	1.6
0	Oct.	0.5	1.2		1.0	1.2	1.5	1.1	3.7	3.5	2.2	3.8	3.1	6.8	2.6	0.7	1.8		0.4	0.1	0.5	1.9	0.8	9.0	依依	0.1	0.1	5.5	4.6	2.1
1980	Apr.	1.2	1.9		2.7	2.5	1.9	2.1	5.3	3.7	2.6	4.4	3.7	7.7	2.6	2.0	2.8		3.4	2.5	1.9	3.2	1.0		4	0.1	0.1	3.1	4.3	2.5
	Oct.	0.7	1.9		1.9	2.5	2.1	1.9	4.1	9.4	3.6	4.1	3.2	8.2	4.0	1.8	2.0		6.9	0.8	6.0	5.4	1.2	1.0	4 4	0.2	0.1	1.3	4.5	2.8
1979	Apr.	1.9	1.6		3.0	3.0	3,3	2.5	3.4	4.4	1.8	3.0	2.2	6.9	3.0	3.5	2.2		7.7	5.7	3,3	9.9	1.0	1.1	在者	6.0	1.7	1.4	4.3	2.9
90	Oct.	1.5	0.8		0.9	2.2	3.3	2.6	2.1	5.5	1.4	2.6	1.3	8.1	3.5	1.9	1.5		10.4	5.9	0.8	6.1	1.0	0.7	報報	1.3	1.2	6.0	3.5	3.0
1978	Apr.	0.8	9.0		6.0	2.5	4.0	2.8	1.8	3.4	1.5	2.5	1.2	8.0	9.1	2.4	60°		11.6	8.6	1.0	3.0	0.8	0.8	##	1.4	4.4	0.7	1.6	2.2
7	Oct.	0.2	0.2		0.1	1.4	3.9	2.5	1.6	3.5	2.0	2.5	1.2	8.5	80 - 11	1.1	1.1		10.6	2.5	0.2	1.0	0.2	6.0	44	500	2.5	1.0	00 · 1	2.2
1977	Apr.	0.3	0.8		0.5	2.9	4.1	3.0	1.8	1.4	0.7	2.8	1.7	7.6	6.0	9.0	1.9		11.7	3.4	0.1	6.0	0.1	1.0	惟惟	1.6	2.9	1.5	1.2	1.5
Metropolitan	Région métropolitaine	Caleary	Chicoutimi-	Jonquière	Edmonton	Halifax	Hamilton	Kitchener	London	Montreal	Oshava	Ottawa-Hull	Ottava	Hull	Ouebec	Regina	St. Catharines	-Niagara	Saint John	St. John's	Saskatoon	Sudbury	Thunder Bay	Toronto	Trois-Rivières	Vancouver	Victoria	Windsor	Winnipes	TOTAL (1) ,

(1) Weighted Average of Metropolitan Areas Surveyed/Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1976 - 1986

Per Cent (Pour Cent)

Period (Période)		(Taille				Dwelling nombre de		nts)	
(1011000)	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1976 -									
Apr. (Avr.)	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
Oct. (Oct.)	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
Apr. (Avr.)	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
Oct. (Oct.)	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 - Apr. (Avr.)	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
Oct. (Oct.)	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 -									
Apr. (Avr.) Oct. (Oct.)	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
1980 -	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
Apr. (Avr.)	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
Oct. (Oct.)	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5
1981 - Apr. (Avr.)	0.9	0.7	0.4	0.6	0.3	0.3	0.3	0.4	0.3
Oct. (Oct.)	1.4	0.8	0.4	0.4	0.3	0.2	0.2	0.4	0.2
1982 -							0.2	0.3	0.2
Apr. (Avr.)	0.8	0.4	0.5	0.7	.0.5	0.2	0.3	0.4	0.4
Oct. (Oct.) 1983 -	0.6	1.0	0.6	0.8	0.6	0.3	0.9	0.7	0.6
Apr. (Avr.)	0.7	1.1	0.8	1.5	1.1	1.1	1.4	1.2	1.2
Oct. (Oct.)	1.0	0.9	0.5	1.0	0.7	1.1	1.1	1.0	1.0
1984 - Apr. (Avr.)	0.8	0.7	0.0	0.0	0.6	0.5			
Oct. (Oct.)	1.4	0.7	0.9	0.8	0.6	0.5	0.6	0.8	0.8
1985 -		0.5	0.0	0.7	0.5	0.5	0.0	0.0	0.0
Apr. (Avr.)	0.9	0.4	0.4	0.6	0.4	0.4	0.6	0.5	0.5
Oct. (Oct.) 1986 -	0.9	0.3	0.3	0.4	0.2	0.3	0.5	0.4	0.3
Apr. (Avr.)	0.5	0.5	0.7	0.4	0.2	0.3	0.3	0.3	0.3
Oct. (Oct.)	0.8	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.1

^{**} Not available. (Chiffres non disponibles.)

TABLE III (TABLEAU III)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus
d'initiative privée
Région métropolitaine de Toronto
1984 - 1986
Per Cent (Pour Cent)

	19	84	198	85			1986	
						Octol	per (Octobre)	
Anna	A = =	0.00	Apr.	Oct.	Apr.	Comple	eted (Achevés)
Area (Région)	Apr. (Avr.)	Oct. (Oct.)				Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
Metropolitan Municipality (Municipalité metropolitaine) Toronto City: (Ville de Toronto								
Central Part: - Zone (Partie centrale)	0.8	0.4	0.4	0.3	0.5	0.2	**	0.2
East Part: - Zone (Partie est)	2 0.8	0.6	0.7	0.4	0.3	0.1	_	0.1
North Part: - Zone (Partie nord)	3 0.1	0.2	0.2	0.0	0.1	0.0	quite	0.0
West Part: - Zone (Partie ouest)	4 1.1	1.5	1.1	1.1	1.0	0.5	**	0.5
Total Toronto City (Total Ville de Toronto)	0.6	0.6	0.5	0.4	0.4	0.2	0.0	0.2
Etobicoke City: (Ville d'Étobicoke)								The state of the s
South Part: - Zone	5 0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.1
(Partie sud) Central Part: - Zone	6 0.2	0.1	0.1	0.0	0.0	0.1	**	0.0
(Partie centrale) North Part: - Zone (Partie nord)	7 1.2	0.8	0.5	0.4	0.1	0.1	-	0.1
Total Etobicoke City (Total Ville d'Étobicoke)	0.3	0 2	0 = 2	0.1	0.0	0.1	0.0	0.1

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1984 - 1986 Per Cent (Pour Cent)

	Pe	er Cent	(Pour	Cent)				
	198	84	198	85			1986	
						Octo!	ber (Octobre)	
Area	Ann	0.00	A = w	0-4	A	Comple	eted (Achevés))
(Région)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
York City: - Zone 8	0.8	0.4	0.4	0.2	0.2	0.0	-	0.0
(Ville d'York East York Borough: - Zone 9 (Borough d'est York)	0.1	0.2	0.1	0.1	0.0	0.1	-	0.
Scarborough City: (Ville de Scarborough) Central Part: - Zone 10	0.3	0.2	0.3	0.2	0.1	0.1	_	0.
(Partie centrale) North Part: - Zone 11	0.9	0.6	0.7	0.3	0.1	0.1		
(Partie nord)								0.
East Part: - Zone 12 (Partie est)	1.0	0.3	0.3	0.2	0.1	0.1	_	0.
Total Scarborough City (Total Ville de Scarborough)	0.6	0.3	0.4	0.2	0.1	0.1	-	0.
North York City (Ville de North York)								
South-East Part: - Zone 13 (Partie sud-est)	2.0	0.5	0.3	0.1	0.1	0.1	-	0.
North East Part: - Zone 14 (Partie nord-est)	0.2	0.0	0.2	0.0	0.0	0.0	n-	0.
South West Part: - Zone 15 (Partie sud-ouest)	0.4	0.5	0.4	0.3	0.1	0.1	-	0.
North Central Part: - Zone 16	0.2	0.3	0.2	0.0	0.0	0.1	-	0.
(Partie nord-centrale) North West Part: - Zone 17 (Partie nord-ouest)	0.7	0.2	0.2	0.2	0.2	0.1	**	0.
Total North York City: (Total Ville de North York)	0.8	0.3	0.3	0.1	0.1	0.1	**	0.
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.6	0.4	0.3	0.2	0.2	0.1	0.0	0.

^{**} Not available. (Chiffres non disponibles.)

TABLE III (TABLEAU III) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1984 - 1986

Per Cent (Pour Cent) 1986 1984 1985

						Octobe	er (Octobre)	
Area	Ann	Oct.	Apr.	Oct.	Apr.	Comple	eted (Achevés)
(Région)	Apr. (Avr.)	1				Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement) Mississauga City: (Ville de Mississauga)								
South Part: - Zone 18	0.7	0.3	0.4	0.3	0.7	0.2	**	0.2
(Partie sud) North-West Part: - Zone 19	3.6	3.9	1.1	1.3	1.6	0.2	_	0.2
(Partie nord-ouest) North East Part: - Zone 20 (Partie nord-est)	4.3	2.2	1.6	1.1	1.0	0.3	**	0.3
Total Mississauga City (Total Ville de Mississauga)	2.7	1.7	1.0	0.8	1.0	0.2	0.9	0.2
Brampton - West Part: - Zone 21	0.1	0.1	1.1	0.2	0.1	0.3	-	0.3
(Partie ouest de Brampton) Brampton - East Part: - Zone 22 (Partie est de Brampton)	4.0	7.8	6.1	5.9	2.2	0.7	**	0.7
Total Brampton City (Total Ville de Brampton	1.5	3.1	3.2	2.7	1.0	0.5	☆☆	0.4
Oakville Town: - Zone 23 (Ville de Oakville)	0.5	0.2	0.4	0.5	0.3	0.3	-	0.3
Caledon Town, - Zone 24 Vaughan Town, and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	0.0	0.0	1.3	0.0	1.3	0.0	_	0.0

^{**} Not available. (Chiffres non disponibles.) The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto 1984 - 1986

Per Cent (Pour Cent)

	198	84	198	35		1	1986	
		-					er (Octobre))
Area (Région)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région Métropolitaine de recensement) (Suite)								
Richmond Hill Town: - Zone 25	1.0	0.2	0.1	0.0	0.0	0.1	-	0.1
(Ville de Richmond Hill) Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East Gwillimbury, Ville de Newmarket et Canton de Whitchurch- Stouffville) Markham Town: - Zone 27		0.0	0.0	0.2	0.1	0.1	-	0.1
(Ville de Markham)	0.4	0.5	0.0	0.0	0.4	0.5		
Total York Region (Total Region de York)	0.5	0.2	0.1	0.1	0.2	0.2	-	0.2
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	3.3	1.2	0.8	0.0	0.1	0.1	-	0.1
Total Remaining Part: (Total de la partie restante)	2.1	1.6	1.3	1.0	0.8	0.3	0.7	0.3
Total Census Metroplitan Area (Total Région Métropolitaine de recensement)	0.8	0.6	0.5	0.4	0.3	0.1	0.5	0.1

^{**} Not available. (Chiffres non disponibles.)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

1986 Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'unt	tés)						
4	9	6-9	10-19	19	20-29	29	30-49	67-	50-99	66	100-199	661	200 +	+	Tot	Total	20	+
Area (Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Metropolitan Municipality: (Municipalité Métropolitaine) Toronto City: (Ville de Toronto)																		
Central Part: - Zone 1	2.9	5.1	0.8	0.4	3.2	0.0	1.4	0.4	0.3	0.1	0.2	0.0	0.2	0.0	0.5	0.2	0.4	0.1
East Part: - Zone 2 (Partie est)	0.0	0.0	1.3	0.0	0.7	0.3	0.2	0.2	0.0	0.0	1	*	0.0	0.0	0.3	0.1	0.5	0.1
North Part: - Zone 3 (Partie nord)	0.0	0.0	0.4	0.4	0.2	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
West Part: - Zone 4 (Partle onest)	0.7	9.0	2.1	0.2	2.5	1.9	2.1	9.0	1.0	0.3	0.8	6.0	0,3	0.3	1.0	0.5	0.0	0.5
Total Toronto City (Total Ville de Toronto)	1.1	1.6	1.2	0.3	1.5	0.5	0.8	0.3	0.3	0.1	0.2	0.2	0.2	0.1	0.4	0.2	0.4	0.1
and the second s																		

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

Per Cent (Pour Cent)

	+	Oct.			0.0	0.1	0.1	0.0	0.0	0.0
	20	Apr. Avr.			0.0	0.0	0.1	0.0	0.1	0.0
	al	Oct.			0.1	0.0	0.1	0.1	0.0	0.1
	Total	Apr. Avr.			0.0	0.0	0.1	0.0	0.2	0.0
	+	Oct.			ł	0.0	0.1	0.0	0.0	0.0
	200	Apr. Avr.			ı	0.0	0.1	0.0	0.1	0.0
tés)	199	Oct.			0.0	0.1	0.0	0.1	0.0	0.0
Number of Units (Nombres d'unités)	100-199	Apr. Avr.			0.0	0.0	0.3	0.0	0.1	0.0
ombres	66	Oct.			0.0	0.0	0.1	0.0	0.2	0.1
its (N	20-99	Apr. Avr.			0.0	0.0	0.0	0.0	0.1	0.0
of Un	67	Oct.			0.0	0.0	0.0	0.0	0.0	0.0
Number	30-49	Apr. Avr.			0.0	0.0	0.0	0.0	0.0	0.0
	29	Oct.			0.0	0.0	1	0.0	0.0	0.0
	20-29	Apr. Avr.			0.1	0.0	1	0.1	9.0	0.0
	19	Oct.			6.0	0.0	0.0	0.5	0.0	0.7
	10-19	Apr. Avr.			0.0	0.0	0.0	0.0	0.4	4.0
	6	Oct.			0.0	0.0	0.0	 0.0	0.0	0.0
	6-9	Apr. Avr.			0.0	0.0	0.0	0.0	0.7	0.0
		(Région)	Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine)	<pre>Etobicoke City: (Ville d'Etobicoke)</pre>	South Part: - Zone 5	Central Part: - Zone 6	North Part: - Zone 7 (Partie nord)	Total Etobicoke City (Total Ville d'Etobicoke)	York City: - Zone 8	East York Borough: - Zone 9 (Borough d'est York)

** Not available. (Chiffres non disponibles.)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	ifts (N	lombres	d'und	tés)						
A	6-9	6.	10-19	19	20-29	.29	8	30-49	50-99	66-	100	100-199	200 +	+	To	Total	20	+
(Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr.	Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Metropolitaine) (Suite) (Sarborough City: (Ville de Scarborough) Central Part: (Partie centrale) North Part: (Partie nord) East Part: (Partie est)	0.0 **	. 0 0 4	0 0 1 *	0 1 **	0 * 1	0 * !	0 0 0	0.0	0.0 0.0	0.0	0.1	0.000	0.1	0.0	0.1	0.1	0.1	0.0 0.0 0.1
Total Scarborough City (Total Ville de Scarborough)	0.4	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.1	0.1	0.1	0.1	0.1

** Not available. (Chiffres non disponibles.)

(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".) The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

Number of Units (Nombres d'unités)	6-9 10-19 20-29 30-49 50-99 10	Apr. Oct. Apr. Oct. Apr. Oct. Apr. Oct. Apr. Oct. Apr. Oct. Avr. Oct. Avr. Oct. Avr. Oct. Avr. Oct. Avr. Oct. Avr. Oct.		0.0 0.0 0.0 0.0 0.0 0.3 0.1 0.0 0.	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.6 0.3 0.0 0.0 0.0 0.3 0.0 0.1 0.0	0.0 1.0 0.0 0.3 0.0 0.0 0.0 0.0 0.2 0.3 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.4 0.2 0.2 0.0 0.0 0.1 0.3 0.1 0.0	0.5 0.7 0.5 0.3 0.7 0.2 0.3 0.2 0.2 0.1 0.
Number of Units (Nombr		Apr. Oct. Apr. Avr. Oct. Avr.		0.3 0.1	0.0	0.3 0.0	0.0 0.2	0.5 0.0	0.3 0.1	0.2 0.2
res d'unités)	100-199	E. Apr. Oct.		0.0 0.0	0.0 0.0	1 0.0 0.1	3 0.0 0.0	0.1 0.1	1 0.0 0.0	1 0.1 0.1
	200 +	Apr. Oct.		0.1 0.1 (0.0 0.0	0.0 0.1	0.0 0.0	0.5 0.0	0.1 0.1	0.1 0.1
	Total	Apr. Oct.		0.1	0.0 0.0	0.1 0.1	0.0 0.1	0.2 0.1	0.1 0.1	0.2 0.1
	20 +	Apr. Oct.		0.1 0.1	0.0 0.0	0.0 0.1	0.0 0.0	0.2 0.1	0.1 0.1	0.2 0.1

** Not available. (Chiffres non disponibles.)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des fummeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	its (N	ombres	d'unf	tés)						
A Second	6-9	6-	-01	10-19	20-29	-29	30-49	64-	50-99	66	100-199	199	200	+	Tot	Total	20	+
(Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr.	Oct.
Remainder of Census Metropolitan Area: (Reste de la Région métropolitaine de recensement)																		
Mississauga City: (Ville de Mississauga)																		
South Part: - Zone 18	0.0	1.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1.6	0.3	0.0	0.0	0.7	0.2	0.7	0.2
North-West Part: - Zone 19	2.8	0.0	1.2	1.2	2.7	0.0	2.6	0.0	1.8	0.0	1.2	0.4	*	*	1.6	0.2	1.6	0.2
North-East Part: - Zone 20 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2	0.1	0.3	0.3	1.9	0.3	1.0	0.3	1.0	0.3
Total Mississauga City (Total Ville de Mississauga)	9.0	1.2	0.7	0.2	0.0	0.0	1:1	0.0	0.3	0.1	1.0	0.3	1.4	0.2	1.0	0.2	1.0	0.2
Brampton-West Part: - Zone 21	0.0	4.7	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.3	9.0	0.1	0.3	0.1	0.2
Brampton-East Part: - Zone 22 (Partie est de Brampton)	1	1	ł	1	1	1	ı	ŀ	* *	* *	1.5	0.8	3.2	9.0	2.2	0.7	2.2	0.7
Total Brampton City (Total Ville de Brampton	0.0	4.7	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	1.0	0.5	1.7	0.6	1.0	0.4	1.0	0.4

** Not available. (Chiffres non disponibles.)

TABLE IV (TABLEAU IV) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus

d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	Its (N	ombres	d'unf	tés)						
Arco	9	6-9	10-	10-19	20-	20-29	30-49	64	50-99	66	100-199	199	200	+	Total	al	20	+
(Région)	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)																		
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.0	0.8	0.0	0.0	0.4	0.0	0.1	0.1	0.5	9.0	*	* *	0.3	0.3	0.3	0.3
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon,	5.6	0.0	0.0	0.0	1	1	ı	1	1	1	1	1	1	ı	1.3	0.0	1	1
Ville de Vaughan et Canton de King) Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	1	ı	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	1	1	0.0	0.1	0.0	0.1
Aurora Town, - Zone 26 East Gwillimbury Town,	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.2	0.0	1	1	1	ı	0.1	0.1	0.1	0.0
Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East-Gwillimbury, Ville de Newmarket et Canton de Whitchurch-Stouffville)																		
								-							_			

^{**} Not available. (Chiffres non disponibles.)

TABLE IV (TABLEAU IV) (Cont'd/Sulte)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Size of Structure Toronto Metropolitan Area Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, selon la taille des immeubles Région métropolitaine de Toronto

1986 Per Cent (Pour Cent)

							Number	Number of Units (Nombres d'unités)	Its (N	ombres	d'unf	tés)						
	6-9	6	10-19	19	20-29	56	30-49	64	50-99	66	100-199	199	200 +	+	Total	al	20	+
Area (Région)	Apr. Avr.	Apr. Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.	Apr. Avr.	Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)																		
Markham Town: - Zone 27 (Ville de Markham)	ı	1	* *	*	* *	*	*	* *	1.6	2.0	0.0	0.0	1	ı	0.4	0.5	0.4	0.5
Total York Region (Total Region de York)	6.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.1	1	1	0.2	0.2	0.2	0.2
Ajax Town, Pickering Town: - Zone 28 (Ville de Ajax, Ville de Pickering)	1	ı	*	-k -k	1	ı	0.0	0.0	0.0	0.0	ı	1	0.2	0.2	0.1	0	0.1	0.1
Total Remaining Part (Total de la partie restante)	9.0	1:1	0.2	0.3	0.5	0.0	0.7	0.0	0.2	0.1	6.0	0.4	1.4	0.3	0.8	0.3	0.8	0.3
Total Census Metropolitan Area (Total Région Métropolitaine de Recensement)	0.5	0.8	0.5	0.3	0.7	0.2	0.4	0.1	0.2	0.1	0.3	0.1	0.3	0.1	0.3	0.1	0.3	0.1

** Not available. (Chiffres non disponibles.)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Number of Bedrooms Toronto Metropolitan Area 1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres Région métropolitaine de Toronto

1986 Per Cent (Pour Cent)

			Number	of Bedi	rooms (1	Nombres	de char	mbres)		
Area (Région)	Bache (Stud		1	ne ne)	Tv (Dev	vo		more plus)	Tot	al
(Region)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)						
Metropolitan Municipality: (Municipalité Métropolitaine) Toronto City: (Ville de Toronto)										
Central Part: - Zone 1 (Partie centrale)	0.6	0.3	0.5	0.1	0.5	0.2	0.1	0.1	0.5	0.2
East Part: - Zone 2 (Partie est)	0.8	0.2	0.3	0.1	0.0	0.0	0.0	0.0	0.3	0.1
North Part: - Zone 3 (Partie nord)	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0
West Part: - Zone 4 (Partie ouest)	1.3	0.4	0.7	0.4	1.4	0.9	0.0	0.0	1.0	0.5
Total Toronto City (Total Ville de Toronto)	0.6	0.2	0.4	0.2	0.4	0.3	0.0	0.0	0.4	0.2
Etobicoke City: (Ville d'Etobicoke)										
South Part: - Zone 5 (Partie sud)	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
Central Part: - Zone 6 (Partie centrale)	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
North Part: - Zone 7 (Partie nord)	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1
Total Etobicoke City (Ville d'Etobicoke)	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
York City: - Zone 8 (Ville d'York) East York - Zone 9	0.2	0.0	0.2	0.0	0.0	0.0	0.0	0.3	0.2	0.0
Borough: (Borough d'est York)										

^{**} Not available. (Chiffres non disponibles.)

TABLE V (TABLEAU V) (Cont'd/Suite)

> Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Number of Bedrooms Toronto Metropolitan Area 1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres Région métropolitaine de Toronto 1986

Per Cent (Pour Cent)

			Number	of Bed	rooms (1	Nombres	de char	nbres)		
Area (Région)	Bache (Stud		-	ne)	Tv (Dei	vo 1x)	3 or (3 ou	more plus)	Tot	al
(110,201)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Scarborough City (Ville de Scarborough)										
Central Part: - Zone 10 (Partie centrale)		0.6	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.1
North Part: - Zone 11 (Partie nord)	0.0	0.0	0.0	0.0	0.1	0.1	0.7	0.3	0.2	0.1
East Part: - Zone 12 (Partie est)	0.0	0.0	0.1	0.1	0.1	0.1	0.2	0.0	0.1	0.1
Total Scarborough City (Ville de Scarborough)	0.0	0.4	0.1	0.1	0.1	0.1	0.3	0.1	0.1	0.1
North York City: (Ville de North York)										
South-East Part: - Zone 13 (Ville sud-est)	0.0	0.0	0.1	0.2	0.1	0.0	0.0	0.0	0.1	0.1
North East Part:- Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
South West Part:- Zone 15 (Partie sud-ouest) North Central Part: Partie nord centrale)	0.0	0.3	0.0	0.1	0.2	0.2	0.0	0.0	0.1	0.1
- Zone 16 North West Part: - Zone 17 (Partie nord-ouest)		0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.0	0.1
Total North York City (Ville de North York)	0.1	0.4	0.1	0.1	0.1	0.1	0.0	0.0	0.1	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.5	0.2	0.2	0.1	0.2	0.1	0.1	0.1	0.2	0.1

^{**} Not available. (Chiffres non disponibles.) The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated, by Number of Bedrooms Toronto Metropolitan Area 1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres Région métropolitaine de Toronto 1986

Per Cent (Pour Cent)

			Number	of Bedi	rooms (1	Nombres	de char	mbres)		
Area (Région)	Bache (Stud		1	ne ne)	Tv (Dev	nx) Mo		more plus)	Tot	tal
(Region)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement) Mississauga City: (Ville de Mississauga)										
South Part: - Zone 18	0.0	0.3	0.3	0.2	0.8	0.2	2.3	0.0	0.7	0.2
(Partie sud) North-West Part:- Zone 19	0.0	0.0	0.7	0.2	2.4	0.2	1.2	0.0	1.6	0.2
(Partie nord-ouest) North-East Part:- Zone 20 (Partie nord-est)	0.4	1.6	2.0	0.3	0.6	0.2	0.6	0.1	1.0	0.3
Total Mississauga City (Ville de Mississauga)	0.2	0.8	1.0	0.2	0.9	0.2	1.2	0.0	1.0	0.2
Brampton-West Part: (Partie ouest - Zone 21 de Brampton)	0.0	0.0	0.0	0.2	0.2	0.3	0.0	0.0	0.1	0.3
Brampton-East Part: (Partie est - Zone 22 de Brampton)	1.4	2.9	1.0	0.7	2.7	0.5	2.6	0.9	2.2	0.7
Total Brampton City (Total Ville de Brampton)	0.6	1.1	0.3	0.4	1.3	0.4	2.1	0.8	1.0	0.4
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.1	0.4	0.2	0.2	1.2	0.2	0.3	0.3

^{**} Not available. (Chiffres non disponibles.)

TABLE V (TABLEAU V) (Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over
Privately Initiated, by Number of Bedrooms
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée, par nombre de chambres Région métropolitaine de Toronto

1986 Per Cent (Pour Cent)

			Number	of Bedi	cooms (N	Nombres	de char	nbres)		
Area (Région)	Bache (Stud			ne ne)	Tw (Det	vo 1x)		more plus)	Tot	al
(Region)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	0ct. (0ct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King) Richmond Hill Town: (Ville de Richmond Hill) - Zone 25 Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Canton de Whitchurch- Stouffville) Markham Town: - Zone 27 (Ville de Markham)	0.0	0.0 1.9	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.1
Total York Region (Total Region de York	0.0	0.8	0.2	0.3	0.2	0.1	0.0	0.6	0.2	0.2
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	**	**	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.1
Total Remaining Part (Total de la partie restante)	0.2	0.7	0.7	0.3	0.8	0.3	1.1	0.2	0.8	0.3
Total Census Metropolitan Area (Région Métropolitaine de recensement)	0.5	0.2	0.3	0.1	0.3	0.1	0.3	0.1	0.3	0.1

^{**} Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)



APPENDIX

Rental Ranges of Occupied and Vacant Units for a) units subject to rent control, b) not subject to rent control and c) all units combined.

"Toronto Census Metropolitan Area" - October 1986

CAUTION:

These tables illustrate the range of rents being charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust the sample to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

The subsample (the 4 rightmost columns) includes only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. No attempt has been made to adjust to the total universe.

BACHELOR UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAM AREA SUBJECT TO RENT CONTROL

DOLLARS
=
RANGE
RENTAL
70
APARTHENTS
96
DISTRIBUTION
ACTUAL

	생유		فخضض	wideria	riouruir	m	7087	1.9	H 66.00 H	
	CHANGE 0 12 MO	******	******************	680992	~ m a a m a m a m a m a m a m a m a m a	4	einioni nonu			
SUBSAMPLE	PCT 6 NO	NNH+N	10.6	04-0	- ี่พ่งค่าง่า	2		0.2 -3.6 -1.1		
Sugs	RENT	380 344 362 352 367	305 378 333 327	326 336 339 407 362 359	343 494 349 360 357 380	363	334 278 316 325	312 325 316	296 308 277 283 359	
	TOTAL	3165 344 3562 1311 8382	280 119 10 409	650 643 182 72 78 332	39 97 144 141 107 528	10944	308 8 235 551	102 50 152	100 16 29 29 66 6 6	
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OME BEDROOM UNITS RENTAL RAWGES IN THE SARPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTHENTS BY RENTAL NANGE IN DOLLARS

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THO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARIMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAM AREA SUBJECT TO RENT CONTROL

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THREE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

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UNITS WITH 4 OR MORE BEDROOMS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

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BACHELOR UNITS RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAM AREA NO RENT CONTROL

ACTIVAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

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ONE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

DOLLARS
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RAMGE
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TWO BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

THREE BEDROOM UNITS RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARTHENI STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA NO RENT CONTROL

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PCT CHANGE 6 NO 12 NO

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UMITS MITH 4 OR HORE BEDROOMS REMIAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED APARIMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS NETROPOLITAN AREA NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

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PER CENT DISTRIBUTION 9 27 64 NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

BACHELOR UNITS RENTAL RANGES IN THE SARPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

DOLLARS
RAMGE
RENTAL
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APARTMENTS
90
DISTRIBUTION
ACTUAL

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SAMPLE	RENT	408 330 362 399 388	299 377 335 320	333 354 371 405 376 378	342 546 349 360 355 409	382	333 399 316 330	313	310 388 352 273 315 413 379	
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ONE BEDROOM UNITS RENTAL RANGES IN THE SARPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

DOLLARS
RANGE IN
Y RENTAL
APARTHENTS BY
90
DISTRIBUTION
ACTUAL

	CHANGE 12 MO	7.4.6.00	49.64	BEB787	800000m	4.9	5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00	4.4 E4	**************************************	
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,	TOTAL	8982 849 7810 4987 22628	1964 3671 525 6160	3398 5699 4436 1952 2377 8765	3639 1967 1978 3355 2507 13446	96009	4100 1388 3007 8495	1900 468 2368	1109 6 372 416 263 88 73213	
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SAMPLE	AVG	534 388 459 475 488	364 468 476 436	435 410 426 537 447 455	455 530 431 442 415 454	199	431 578 499 479	428 577 477	434 428 446 419 376 353 462	
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TWO BEDROOM UNITS RENTAL RANGES IN THE SARPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

SUBSAMPLE

TOTAL SAMPLE

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THREE BEDROOM UNITS RENTAL RANGES IN THE SARPLE OF PRIVATELY INITIATED APARTMENT STRUCTURES OF SIX UNITS AND OVER (OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

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TORONTO CENSUS METROPOLITAM AREA

ACTUAL DISTRIBUTION OF APARTHENTS BY RENTAL RANGE IN DOLLARS

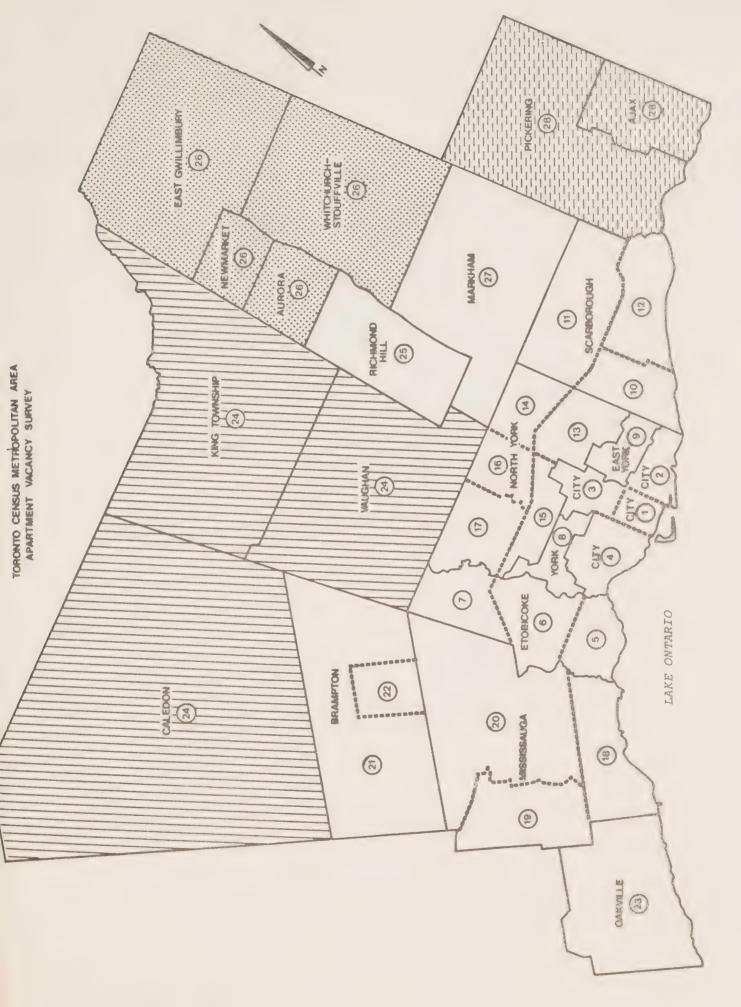
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TORONTO CMA ZONE BOUNDARIES (OCTOBER 1983 AND ONWARD)

	ZONE	NORTH	EAST	SOUTH	WEST	C/T
1	TORONTO-CENTRAL	C.P.R. Line	City Limit (and Don River)	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39 59-68,86-92
2	TORONTO-EAST	City Limit	City limit	Lake Ontario	Don River	1,18-29,69-85
3	TORONTO-NORTH	City Limit	City Limit	C.P.R. Line	City Limit (&Bathurst St. East Side)	117-142
4	TORONTO-WEST	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10,40-58 93-116
5	ETOBI COKE-SOUTH	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	ETOBICOKE- CENTRAL	Highway 401	Bumber River	Bloor St.	Etobicoke Creek	221-243
7	ETOBI COKE-NORTH	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	BOROUGH OF YORK					150-176
9	EAST YORK					180-196
10	SCARBOROUGH- CENTRAL	Highway 401	Brimley Rd. & McCowan Rd.	Lake Ontario	Scarborough Border	334-353, 369-373
11	SCARBOROUGH- NORTH	Steeles Ave.	Scarborough Border	Highway 401 & Twyn River Dr.	Scarborough Border	374-378
12	SCARBOROUGH- EAST	Highway 401 & Twyn River Dr.	Scarborough Border	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368,802
13	NORTH YORK- SOUTH	Highway 401	North York Border	North York Border	Yonge St.	260-274
14	NORTH YORK- NORTH EAST	Steeles Ave.	North York Border	Highway 401	Yonge St.	300-307, 321-324
15	NORTH YORK- SOUTH WEST	Highway 401	Yonge St. & North York Border	North York Border	North York Border	275-287
16	NORTH YORK- NORTH CENTRAL	Steeles Ave.	Yonge St.	Bighway 401	Dufferin St. & Sunnyview Rd.	288,297-299 308-310, 317-320
17	NORTH YORK- NORTH WEST	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296 311-316
18	MISSISSAUGA- SOUTH	Dundas St.	Etobicoke Creek	Lake Ontario	Mississauga Border	500-515, 540
19	MISSISSAUGA- NORTH WEST	Highway 401	Credit River	Highway 5	Mississauga Border	516,550
20	MISSISSAUGA- NORTH EAST	Steeles Ave.	Mississauga Border	Dundas St.	Credit River	517-532
21	BRAMPTON-WEST	#10 Side Rd.	Heart Lake Rd.	Steeles ave.	2nd Line	570-576
22	BRAMPTON-EAST	H⊌y. # 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564
23	OAKVILLE					600-615
24	VAUGHAN CALEDON KING TOWNSHIP					410-413, 585-587 460-461
25	RICHMOND HILL					420-424
26	AURORA NEWMARKET WHITCHURCH-					440-442 450-452 430-431
	STOUPFVILLE EAST GWILLIMBURY					455-456
27	MARKHAM					400-403
28	AJAX * PICKERING *					800, 801, 803-807, 810- 812, 820

^{*} Tracts Exclusively in Ajax 810-812
Tracts Exclusively in Pickering 800, 801, 803, 804 & 807
Tracts 805, 806 & 820 cross the Ajax/Pickering political boundary

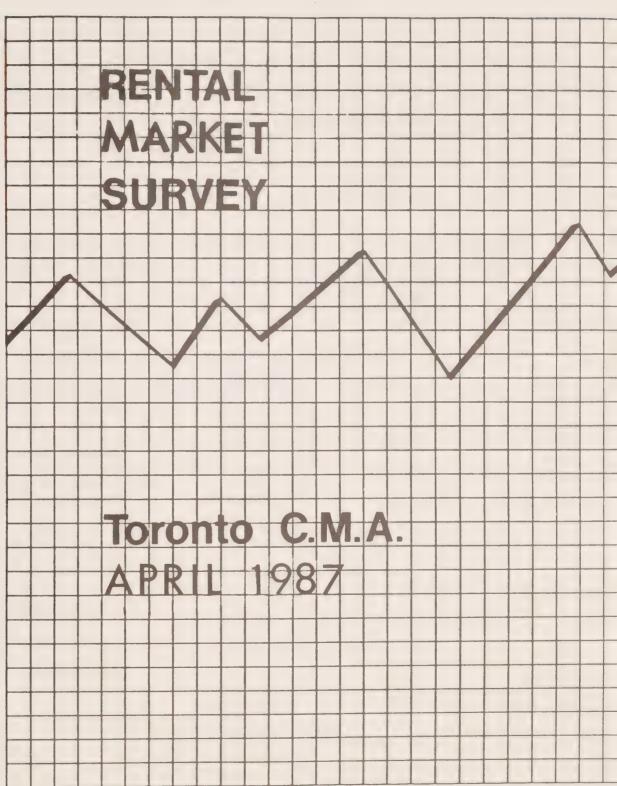














August 1987

RE: CMHC RENTAL MARKET SURVEY TORONTO CMA APRIL 1987

We are pleased to provide you with the results of CMHC's semi-annual rental market survey for the Toronto Census Metropolitan Area.

In addition to the traditional universe of apartment buildings containing six or more self-contained units, the April, 1987, survey included rental apartment buildings of three to five units and row rental projects. As well, this survey extended coverage to a number of smaller centres in Ontario not previously surveyed.

Information was obtained through interviews with apartment owners and/or building superintendants, to whom we extend our thanks and appreciation. Without their co-operation, the report would not have been possible.

In addition to vacancy information, we also collected data on rents charged for both occupied and vacant units. Because of the extensive changes to the survey, we were forced to redesign most of the tables in the report. We hope the new format will be useful.

Should you have any questions about the survey, or wish information that is not in the tables, please contace Irwin Lithwick at (416-) 781-2451.

C.K. Holder Manager

Toronto Branch



TABLE

Vacancy Rate by Project Type and Size1
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Vacancy Rates in Apartment Structures - 6+ - Private and Public
RMSS Universe and Sample

NOTE: Beginning with the April, 1987, Apartment Vacancy Survey, now called the "Rental Market Survey System (RMSS)", there was a major change in structure, sampling and data manipulation. These changes are briefly described in the appendix to this report; for a more detailed explanation, please call the Market Analysis Division, Toronto Branch.

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto CMA was 0.1% in April, 1987. The inclusion of apartment units in projects of 3 to 5 units and of rental row units had the effect of slightly raising the overall vacancy rate to 0.2%, as the rate was higher for the former and lower for the latter. In the public sector, the vacancy rate was 0.2%

Table 1
VACANCY RATE BY PROJECT TYPE AND SIZE
TORONTO CMA
April 1987

	A	PARTMENT	1		ROW		TOTAL
PRIVATE	Size of # Universe	Vacant	Vacancy Rate	Size of Universe	# Vacant	Vacancy Rate	Vacancy Rate
No. of Units in Project							
3 - 5 6 -99 100 +	11,432 116,256 176,578	68 276 142	0.6 0.2 0.1	19 5645 4267	0 13 2	0.0 0.2 0.0	0.6 0.2 0.1
TOTAL PRIVATE	304,266	486	0.2	9,931	15	0.2	0.2
TOTAL PUBLIC	80,353	167	0.2	6,543	4	0.1	0.2
OVERALL TOTAL	384,619	653	0.2	16,474	19	0.1	0.2

Compared to previous surveys, the vacancy rate for privately initiated projects of 6 or more units remains very low.

TABLE 2

VACANCY RATE - HISTORICAL COMPARISON
Apartment Projects, 6 or more Units
Toronto CMA

Survey Date	Vacancy Rate
1982 -April -Oct.	0.4
1983 -April -Oct.	1.2
1984 -April -Oct.	0.8 0.6
1985 -April -Oct.	0.5 0.4
1986 -April -Oct.	0.3 0.1
1987 -April	0.1

In terms of bedroom type, vacancy rates were highest for bachelor units and lowest for 1 and 3 bedroom units. This is consistent with experience in previous surveys, though the difference was not as great in the October 1986 survey. The major reason for the increase in vacancies among bachelor units is the slow rent-up in a small number of recently completed rental projects geared toward the elderly, projects with high rents and with a significant amenity package.

Table 3
VACANCY RATE - BY BEDROOM TYPE
Toronto CMA

Survey Date	Bachelor	One Bed.	Two Bed.	Three+ Bed.
1985- April Oct.	0.9	0.3	0.3	0.4
1986 -April Oct.	0.5	0.3	0.3	0.3
1987 -April	0.4	0.1	0.2	0.1

The main factors explaining the persistent low vacancy rate in the Toronto CMA are:

-the strong demand generated by a strong economy, -the lack of new completions of rental projects, and -the demographic composition of the Toronto CMA.

STRONG DEMAND

According to Statistics Canada, there were a total of 122,921 in-migrants from other provinces to the province of Ontario in 1986, while only 78,709 people left the province, leaving a net gain of 44,212. The vast majority of these people came to the Toronto-centred area, as did a large number of migrants from northern Ontario and from abroad. Most of these people are attracted by the large and growing number of jobs in the region, with unemployment rates constantly declining despite the increase in population; in June, the unemployment rate in Toronto stood at 5.4%, while the Canadian average was 8.5%. In-migrants frequently look to the rental market until they have the opportunity to build up some equity and become better acquainted with the city.

A second important factor was pent-up demand. During the period 1981-86, household formation among those aged 15-24 was significantly lower than in the previous decade. It is likely that, with the current economic prosperity, many persons in the younger age groups were again able to establish their own household.

NEW RENTALS

During the period from October 1986 to April 1987, there were only 763 new rental units completed in private rental projects in the Toronto CMA. Of these, 458 were subsidized under the federal-provincial CORSP program and a further 133 were self-contained units in projects geared to the elderly. Although the province had initiated a major rental stimulation program, RENTERPRISE, to encourage rental production, no units have been completed to date, and only 144 are currently under construction. The outlook for the next few months is more optimistic, with almost 2000 units in rental projects under construction. Many of these are in projects that are being marketed to investors, though it is not clear how the new tax proposals will affect these or other rental tax shelter projects.

These statistics omit the large number of condominium units currently under construction, recently completed or planned. Because it is extremely difficult and time-consuming to survey all condominium projects to determine how many units in each project are being rented or are available for rent, our survey does not include condominium projects in which at least one unit is owner-occupied. However, based on a sample survey of recently completed condominium projects, approximately 30% of units are owned by investors and are being put onto the rental market. With over 11,000 condo units currently under construction, and a further ten to fifteen thousand units in the advanced planning stages, this would mean an addition of approximately 8,000 rental units. This will have a major impact on the overall vacancy situation in the Toronto area.

Moreover, construction of owner-occupancy units, whether single detached, semi, row or apartment, will affect the rental situation as well, as many of the buyers are renters moving out of their current dwelling. The difficulty in forecasting what will happen to the rental market is being able to estimate what will be the balance between new demand, as generated by migration, undoubling and new household formation on the one hand, and changes in supply, mainly through new construction, on the other hand.

TORONTO'S DEMOGRAPHY

Toronto traditionally has had a large proportion of its population in the groups that traditionally are renters: elderly, young, and households without children.

Table 4 POPULATION by selected characteristics 1981 (CENSUS) TORONTO CMA

	Number	% of Total
INDIVIDUALS		
Total	2,998,947	100
Single, 15+	678,320	23
Widowed/Divorced	213,535	7
Over 65	273,435	9
Single Person Household	225,560	7
FAMILIES		
Total	785,395	100
Single Parent	92,575	12
No Children	249,990	32

In recent years, the aging of the baby boom has resulted in fewer young singles; at the same time, the number of seniors has also grown, though in absolute terms, slower than the decline in younger persons. As a result, the overall demand for rental housing from these traditional groups has probably fallen. Moreover, many seniors are relatively asset—rich, and have been attracted to the condominium market, reducing further the demand for rental accommodation.

RENT LEVELS

Average rents in the Toronto CMA rose by approximately 1.9% since the last survey; these results apply only to apartment units in projects of 6 or more units, since we had not surveyed other projects previously. On average, rents in post-1976 projects, ie, projects which had not been subject to rent regulation prior to the 1986 revision, increased two percentage points faster than rents in units that had been subject to regulation.

Table 5
AVERAGE RENT INCREASE
Toronto CMA
Projects with 6+ Units
By Year of Construction

	Six Mo	nth % Incre	ase	Twelve Month % Increase			
	Pre-1976	Post-1975	Total	Pre-1976	Post-1975	Total	
Bachelor	2.0	2.7	2.1	4.6 (8635)	6.2 (2061)		
One-Bed.	0.7	3.3	1.1	4.0 (54939)	5.7 (6841)	4. 3 (61780)	
Two-Bed.	1.8	3.5	2.4	4.7 (54012)	6.7 (11938)	5.1 (65950)	
Three-Bed	2.4	3.5	2.8	5.7 (11069)	6.5 (4106)	6.0 (15175)	
Total	1.4	3.4	1.9	4.5	6.4	4.9	

Note: Figure in brackets is number of units for which we have observations for each of the last three surveys.

Rents vary significantly across the CMA, depending upon location, amenities, quality of construction etc. The following table gives averages based upon the sample, and therefore should be used with caution. Because of difficulty in identifying year of construction for row and apartment units in projects of 3-5 units, only the total is given for the latter categories. In general, rent does not vary significantly with type of structure.

Table 6
AVERAGE RENTS
by Unit and Structure Type
Toronto CMA
April 1987

	APARTMEN.	rs. 6 or more t	Units	Apt. 3-5	Row
	Built Before 1976	Built After 1975	Total	Total	Total
Bachelor	363	477	392	375	335
One Bed	459	613	465	477	580
Two Bed	524	701	563	615	566
Three Bed	651	761	685	663	652
Four Bed	956	na.	956	1100	na

Although there are not a large number of vacant units, those that were available tended to rent at rents significantly higher than the average rents cited above.

Table 7
AVERAGE RENTS FOR VACANT UNITS
TORONTO CMA
APRIL 1987

	Average Rent
Bachelor	616
One Bed	863
Two Bed	987
Three Bed	n.a.

OUTLOOK

Our expectation is that vacancies will continue to increase over the next 12 months. While the Ontario economy will likely continue to be strong, the high cost of housing in Toronto, combined with improved economic conditions in Alberta and British Columbia will result in decreased migration. At the same time, the increased stock of new housing in Toronto, particularly condominium units, will reduce the pressure on the existing stock of rentals. Although many projects in the past were able to maintain full occupancy without providing adequate maintenance, the new rent regulation provisions which make maintenance more economically viable, and the possibility of vacancies, will force owners to either improve the project or sell.

Table 7 APARTMENT VACANCY SURVEY, APRIL 1987 REGULAR PRIVATE UNIVERSE All Units

Total	l Hn	110	00	0.0
101.4	ı un	1 V	PF	50

Vacancy Rate

						vacancy nacc			
Zone	Location	Apts.	Apts	Row	Total	Apts	Apts	Row	All
		6+	3-5	Housing	Private Units	6+	3-5	Units	Units
1	-Central	30,464	1163	81	31,708	0.3	1.0		0.4
2	-East	5,211	1094		6,305	0.4	0.2		0.3
3	-North	30,074	1802	571	32,447	0.3	1.1		0.3
4	-West	20,194	2138	150	22,482	0.3	0.8	7.3	0.4
	TORONTO CITY	85,943	6197	802	92,942	0.3	0.8	1.4	0.4
5	-South	9,669	1158	335	11,162	0.0	0.3		0.0
6	-Central	15,065	94	412	15,571	0.0			0.0
7	-North	5,245	60	624	5,929	0.1			0.1
	ETOBICOKE	29,979	1312	1371	32,662	0.0	0.2		0.0
8	YORK CITY	16,416	1773	108	18,297	0.3	0.2		0.3
9	EAST YORK	18,071	205	29	18,305	0.1	0.5		0.1
10	-Southwest	13,750	238	506	14,494	0.0	0.8		0.0
11	-North	7,210		169	7,379	0.0			0.0
12	-East	9,418	81	439	9,938	0.0			0.0
	SCARBOROUGH	30,378	319	1146	31,843	0.0	0.6		0.0
13	-Southwest	17,913	59	1424	19,396	0.0	1.7		0.0
14	-Northeast	11,822	63	1123	13,008	0.0			0.0
15	-Southwest	9,870	454		10,324	0.0			0.0
16	-North Central	11,872	221	60	12,153	0.0	0.5		0.0
17	-Northwest	13,265	93	573	13,931	0.0			0.0
	NORTH YORK	64,742	890	3180	68,812	0.0	0.2		0.0
18	-South	11,725	168	157	12,050	0.2			0.2
19	-Northwest	4,132	4	1095	5,231	0.0		0.2	0.1
20	-Northeast	11,989		980	12,969	0.2		0.2	0.2
	MISSISSAUGA	27,846	172	2232	30,250	0.2		0.2	0.2
21	-West	4,901	150	400	5,451	0.1	3.3		0.2
22	-Central	3,771		202	3,973	0 . 1			0.1
	BRAMPTON	8,672	150	602	9,424	0.1	3.3		0.1
23	OAKVILLE	4,476	94	239	4,809	0.3			0.2
24	-West	114	3		117	0.0			0.0
25	-Richmond Hill	1,645	105		1,750	0.0			0.0
26	-North	1,306	174	171	1,651	0.0			0.0
27	-Markham	1,058			1,058	0.0			0.0
	YORK REGION	4,123	282	171	4,576	0.0			0.0
28	AJAX-PICKERING	2,188	38	51	2,277	0.0			0.0
	TOTAL CMA	292,834	11432	9931	314,197	0.1	0.6	0.1	0.2

Table 8
REGULAR PRIVATE UNIVERSE
APARTMENTS, SIX +
BACHELOR UNITS

Zone	Location	Vacancy	Rate		No. of	Size of	Average	12 Mg P	ercent In	crease
2.0116	Location	April	Oct.	April		Universe	Rent	April	Oct.	April
		1986	1986	1987	Units	OHI VEI 3C	Kent	1986	1986	1987
1	-Control	0.6	0.3	1.0	84	8,275	422	5.4	6.1	6.0
1	-Central	0.8	0.3	0.6	6	1,033	355	7.5	-2.4	6.3
2	-East	0.8	0.2	0.6	4	5,696	396	4.7	3.9	2.3
3	-North	1.3	0.4	0.1	16	4,831	395	11.4	8.1	7.5
4	-West	0.6	0.4	0.5	110	19,835	405	6.8	5.5	5.5
	TORONTO CITY	0.0	0.2	0.5	110	17,000	400	0.0	5.0	5.5
5	-South	0.0	0.0	0.0	0	775	301	2.3	9.9	11.9
6	-Central	0.0	0.0	0.0	0	68	336	-0.9	2.4	-3.0
7	-North	0.0	0.0	0.0	0	17	337	-15.9	3.1	8.2
	ETOBICOKE	0.0	0.0	0.0	0	860	308	1.3	7.1	8.9
8	YORK CITY	0.2	0.0	0.0	0	1,547	337	6.3	1.3	0.6
9	EAST YORK	0 - 0	0.0	0.2	2	1,152	359	4.5	3.1	2.0
10	-Southwest	0.0	0.6	0.0	0	323	351	4.3	5.8	2.7
11	-North	0.0	0.0	0.0	0	74	379	15.5	7.9	2.4
12	-East	0.0	0.0	0.0	0	98	370	5.2	3.7	3.4
12	SCARBOROUGH	0.0	0.4	0.0	0	485	362	7.0	5.8	2.6
13	-Southwest	0.0	0.0	0.0	0	230	371	5.0	2.5	-3.9
14	-Northeast	0.0	0.0	0.0	0	211	465	-1.7	3.3	-4.5
15	-Southwest	0.0	0.3	0.0	0	306	367	10.8	8.2	8.2
16	-North Central	0.6	0.0	0.0	0	177	361	5.8	5.5	4.3
17	-Northwest	0.0	1.7	0.0	0	208	377	0.2	1.2	7.5
	NORTH YORK	0.1	0.4	0.0	0	1,132	393	3.2	4.3	1.3
18	-South	0.0	0.3	0.0	0	371	346	8.4	2.3	5.8
19	-Northwest	0.0	0.0	0.0	0	38	410	5.9	11.3	10.3
20	-Northeast	0.4	1.6	0.0	0	232	322	1.2	5.8	4.9
	MISSISSAUGA	0.2	0.8	0.0	0	641	344	5.3	3.7	5.8
21	-West	0.0	0.0	0.0	0	151	354	3.1	1.9	4.4
22	-Central	1.4	2.9	0.0	0			14.0	2.4	-1.4
	BRAMPTON	0.6	1.1	0.0	0			8.0	2.1	1.7
23	OAKVILLE	0.0	0.0	1.5	2	136	311	5.7	2.4	1.3
24	-West	0.0	0.0	0.0	0	6		0.0	0.0	0.0
25	-Richmond Hill	0.0	0.0	0.0	0			1.5	11.8	10.2
26	-North	0.0	1.9	0.0	0			13.7	4.2	1.9
27	-Markham	0.0	0.0	0.0	0			0.0	4.6	0.0
	YORK REGION	0.0	0.8	0.0	0	162	332	0.0	0.0	6.0
28	AJAX-PICKERING	0.0	0.0	0.0	0	4		0.0	0.0	5.7
	TOTAL CMA	0.5	0.2	0.4	114	26,173	392	6.2	5.1	4.9

Table 9
REGULAR PRIVATE UNIVERSE
APARTMENTS, SIX +
ONE BEDROOM UNITS

Zone	Location	Vacancy	Rate		No. of	Size of	Average	12 Mo. Pe	ercent In	crease
		April	Oct.	April	Vacant	Universe	Rent	April	Oct.	April
		1986	1986	1987	Units			1986	1986	1987
1	-Central	0.5	0.1	0.1	15	14,868	543	5.1	7.2	7.4
2	-East	0.3	0.1	0.1	4	2,873	417	5.8	4.6	8.3
3	-North	0.1	0.0	0.3	41	15,185	477	2.1	6.9	3.1
4	-West	0.7	0.4	0.2	21	10,361	477	9.1	2.8	3.5
·	TORONTO CITY	0.4	0.2	0.2	81	43,287	499	5.1	6.0	5.5
5	-South	0.0	0.1	0.0	0	4,043	365	1.2	5.4	5.3
6	-Central	0.0	0.1	0.0	0	4,317	448	2.3	4.6	1.1
7	-North	0.0	0.0	0.1	1	760	446	5.0	3.5	3.2
	ETOBICOKE	0.0	0.1	0.0	1	9,120	420	2.1	4.7	2.4
8	YORK CITY	0.2	0.0	0.1	8	8,354	435	6.8	3.8	4.1
9	EAST YORK	0.1	0.0	0.0	2	9,650	424	3.5	3.5	2.9
10	-Southwest	0.1	0.1	0.0	0	6,181	414	3.1	4.8	4.8
11	-North	0.0	0.0	0.0	0	2,277	531	5.9	6.2	1.9
12	-East	0.1	0.1	0.0	1		441	8.1	6.8	4.5
T to	SCARBOROUGH	0.1	0.1	0.0	1	-	450	5.4	5.7	3.9
13	-Southwest	0.1	0.2	0.0	1	6,450	442	2.8	2.8	0.9
14	-Northeast	0.0	0.0	0.0	0	3,681	497	3.9	2.0	2.8
15	-Southwest	0.0	0.1	0.1	2		438	9.3	6.0	7.3
16	-North Central	0.0	0.1	0.0	0		457	6.5	3.5	4.1
17	-Northwest	0.1	0.1	0.0	0		426	5.1	3.0	1.5
11	NORTH YORK	0.1	0.1	0.0	3		449	5.1	3.3	3.0
18	-South	0.3	0.2	0.0	0	4,773	425	4.0	3.7	4.7
19	-Northwest	0.7	0.2	0.0	0	1,495	533	9.2	7.9	8.0
20	-Northeast	2.0	0.3	0.1	5	3,739	517	6.8	6.5	6.5
	MISSISSAUGA	1.0	0.2	0.0	5	10,007	471	6.1	5.5	5.6
21	-West	0.0	0.2	0.0	0		459	4.3	4.3	3.3
22	-Central	1.0	0.7	0.0	0	963	587	7.4	4.7	
	BRAMPTON	0.3	0.4	0.0	0	2,963	509	5.2	4.4	4.2
23	OAKVILLE	0.1	0.4	0.3	4	1,355	444	5.7	6.1	4.9
24	-West	0.0	0.0	0.0	0			3.9	6.4	0.5
25	-Richmond Hill	0.0	0.2	0.0	0			11.9	5.4	3.6
26	-North	0.0	0.0	0.0	0	536		9.8	5.6	6.1
27	-Markham	0.7	1.0	0.0	0	422	404	3.3	2.1	4.2
. ,	YORK REGION	0.2	0.3	0.0	0	1,604	425			4.6
28	AJAX-PICKERING	0.0	0.0	0.0	0	232	368	3.2	-1.5	2.3
	TOTAL CMA	0.3	0.1	0.1	105	121,040	465	5.0	5.0	4.3

Table 10
REGULAR PRIVATE UNIVERSE
APARTMENTS, SIX +
TWO BEDROOM UNITS

Zone	Location	Vacancy	Rate		No of	Size of	Average	12 Mo. Pe	ercent In	nrease
20110	200401011	April	Oct.	April		Universe	Rent	April	Oct.	April
		1986	1986	1987	Units	on ver se	Kent	1986	1986	1987
1	-Central	0.5	0.2	0.0	3	6,616	708	9.2	3.0	3.1
2	-East	0.0	0.0	0.8	10	1,181	511	3.7	7.5	5.1
3	-North	0.0	0.0	0.5	37		650	5.2	4.5	10.3
4	-West	1.4	0.9	0.6	26	4,449	617	11.2	3.4	10.9
	TORONTO CITY	0.4	0.3	0.4	76	20,320	657	8.0	3.7	7.2
5	-South	0.0	0.0	0.0	0	4,551	443	0.1	6.9	6.5
6	-Central	0.0	0.0	0.0	0	8,106	549	3.7	3.7	-0.2
7	-North	0.1	0.1	0.0	1	3,033	550	4.2	5.7	1.6
	ETOBICOKE	0.0	0.0	0.0	1	15,690	527	3.1	4.6	1.2
8	YORK CITY	0.0	0.0	0.8	48	5,782	544	6.8		3.5
9	EAST YORK	0.0	0.1	0.1	7	6,150	521	5.0	3.8	3.7
10	-Southwest	0.0	0.0	0.0	2	6,372	516	5.0	7.0	6.9
11	-North	0.1	0.1	0.0	1	3,989	644	4.6	8.5	5.3
12	-East	0.1	0.1	0.0	0	5,188	507	7.9	5.7	2.8
	SCARBOROUGH	0.1	0.1	0.0	3	15,549	552	6.0	7.0	5.1
13	-Southwest	0.1	0.0	0.0	0	8,853	518	1.3	0.6	2.5
14	-Northeast	0.0	0.0	0.0	0	5,734	631	6.1	4.4	4.6
15	-Southwest	0.2	0.2	0.0	0	4,656	514	8.3	3.5	5.9
16	-North Central	0.1	0.1	0.0	0	5,713	563	5.9	5.0	12.9
17	-Northwest	0.3	0.0	0.0	0	6,585	491	6.2	1.8	1.4
	NORTH YORK	0.1	0.1	0.0	0	31,541	541	4.9	2.9	5.5
18	-South	0.8	0.2	0.4	20	5,655	495	3.2	4.4	5.3
19	-Northwest	2.4	0.2	0.1	2	2,105	621	12.0	9.9	9.3
20	-Northeast	0.6	0.2	0.2	12	6,603	620	7.5	7.0	6.8
	MISSISSAUGA	0.9	0.2	0.2	34	14,363	569	7.0	6.6	6.6
21	-West	0.2	0.3	0.2		2,620			4.3	7.6
22	-Central	2.7	0.5	0.1	2		682	6.3	6.1	5.7
	BRAMPTON	1.3	0.4	0.1	7	4,697	621	4.7	5.1	6.6
23	OAKVILLE	0.2	0.2	0.2	4	2,497	545	11.1	5.9	3.4
24	-West	2.3	0.0	0.0	0	68	478	0.4	4.5	2.4
25	-Richmond Hill	0.0	0.0	0.0	0		469	8.3	6.2	-12.0
26	-North	0.2	0.0	0.0	0	661	494	6.7	7.4	5.4
27	-Markham	0.2	0.2	0.0	0	575	452	2.8	2.7	4.4
	YORK REGION	0.2	0.1	0 - 0	0	2,162	470			-1.7
28	AJAX-PICKERING	0.1	0.1	0.1	1	932	534	10.2	8.5	3.7
	TOTAL CMA	0.3	0.1	0.2	181	119,683	563	5.9	4.7	5.1

Table 11
REGULAR PRIVATE UNIVERSE
APARTMENTS, SIX +
THREE BEDROOM UNITS

24 -West											
1986 1986 1987 Units 1986 1987 Units 1986 1986 1987 Units 1986 1986 1987 Units 1986 1988 1987 Units 1986 1987 Units 1987 Units 1988 1988 1987 Units 1988 1988 1987 Units 1988	Zone	Location				and a		_			crease
Central			*		,		Universe	Rent			
2			1986	1986	1987	Units			1986	1986	1987
2	1	-Central	0.1	0.1	0.0	0	705	1028	16.8	2.2	13.3
North	2	-East				0					
Hest						2					
TORONTO CITY											
6Central 0.0 0.0 0.0 0.0 0 2,574 690 10.1 6.4 7.0 -North 0.1 0.1 0.2 3 1,435 660 7.1 6.3 4.7 ETOBICOKE 0.0 0.0 0.1 3 4,309 673 8.8 6.4 6.2 8 YORK CITY 0.0 0.3 0.0 0 733 720 13.5 1.6 11.8 9 EAST YORK 0.1 0.0 0.0 0.0 0 1,119 745 6.0 5.3 9.1 10 -Southwest 0.0 0.0 0.0 0 874 591 6.6 10.4 7.9 11 -North 0.7 0.3 0.0 0 870 748 4.8 8.5 1.8 1.2 -East 0.2 0.0 0.2 2 1,305 586 6.7 5.1 3.2 SCARBOROUGH 0.3 0.1 0.1 2 3,049 638 6.0 7.5 4.0 13 -Southwest 0.0 0.0 0.0 0.0 0 2,196 752 10.7 2.3 15 -Southwest 0.0 0.0 0.0 0.0 0 2,196 752 10.7 2.3 15 -Southwest 0.0 0.0 0.0 0.2 2 973 623 3.9 -1.4 7.5 16 -North Central 0.0 0.1 0.0 0 1,698 602 6.1 4.0 1.5 17 -Northwest 0.0 0.1 0.0 0 1,698 602 6.1 4.0 1.5 17 -Northwest 0.0 0.1 0.0 0 1,698 602 6.1 4.0 1.5 17 -Northwest 0.0 0.1 0.0 0 1,698 602 6.1 4.0 1.5 17 -Northwest 0.0 0.1 0.0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.0 0.1 0.0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.0 0.1 0.0 0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.0 0.1 0.0 0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.0 0.1 0.0 0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.0 0.1 0.0 0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.0 0.1 0.0 0 0 1,698 602 6.1 4.0 1.5 19 -Northwest 0.2 0 0.0 0.1 0.0 0 494 696 8.9 11.8 9.6 602 6.1 4.0 1.5 19 -Northwest 0.2 0 0.0 0.1 0.0 0 494 696 8.9 11.8 9.6 602 6.1 4.0 1.5 19 -Northwest 0.6 0.1 0.5 7 1,415 748 11.5 8.5 4.9 4.7 19 -Northwest 0.6 0.1 0.5 7 1,415 748 11.5 8.5 4.9 4.7 19 -Northwest 0.6 0.1 0.5 7 1,415 748 11.5 8.5 4.9 4.7 19 -Northwest 0.6 0.1 0.5 7 1,415 748 11.5 8.5 4.9 4.7 19 -Northwest 0.6 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0			0.0			2				5.9	
7	5	-South	0.0	0.0	0.0	0	300	549	1.5	7.9	1.0
## BTOBLOKE	6	-Central	0.0	0.0	0.0	0	2,574	690	10.1	6.4	7.0
8 YORK CITY 0.0 0.3 0.0 0 733 720 13.5 1.6 11.8 9 EAST YORK 0.1 0.0 0.0 0.0 1,119 745 6.0 5.3 9.1 10 -Southwest 0.0 0.0 0.0 0 874 591 6.6 10.4 7.9 11 -North 0.7 0.3 0.0 0 870 748 4.8 8.5 1.8 12 -East 0.2 0.0 0.2 2 1,305 588 6.7 5.1 3.2 SCARBOROUGH 0.3 0.1 0.1 2 3,049 638 6.0 7.5 4.0 13 -Southwest 0.0 0.0 0.0 0.2 2,196 752 10.7 2.3 15 -Southwest 0.0 0.0 0.0 0.2 2 923 623 3.9 -1.4 7.5 16 -North Central 0.0 0.1 0.0 0.2 2 923 623 3.9 -1.4 7.5 17 -Northwest 0.0 0.1 0.0 0.1 6.98 602 6.1 4.0 1.5 18 -South 0.0 0.1 0.0 0.1 0.0 0.1,699 572 3.2 4.1 3.4 NORTH YORK 0.0 0.0 0.0 0.2 8,886 637 5.4 1.3 3.6 18 -South 2.3 0.0 0.1 1 926 583 6.3 2.2 4.7 19 -Northwest 0.6 0.1 0.0 0.0 0.4 494 696 8.9 11.8 9.6 20 -Northeast 0.6 0.1 0.5 7 1,415 748 11.5 8.5 4.9 MISSISSAUGA 1.2 0.0 0.3 8 2,835 664 9.6 7.4 5.6 21 -West 0.0 0.0 0.0 0.0 0.0 0.0 663 775 6.9 1.7 6.7 BRAMPTON 2.1 0.8 0.0 0.7 993 751 6.1 1.9 6.7 23 OAKVILLE 1.2 0.2 0.4 2 488 703 13.1 5.8 7.3 24 -West -Richmond Hill 0.0 1.3 0.0 0 90 690 1.7 7.6 6.3 25 -Richmond Hill 0.0 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 26 -North 0.0 0.0 0.0 0.0 0.0 0.0 55 516 3.7 4.1 7.0 8.9 27 -Markham 0.0 0.0 0.0 0.0 0.0 195 616	7	-North	0.1	0.1	0.2	3		660	7.1	6.3	4.7
9 EAST YORK		ETOBICOKE	0.0	0.0	0.1	3		673	8.8	6.4	6.2
10	8	YORK CITY	0.0	0.3	0.0	0	733	720	13.5	1.6	11.8
11	9	EAST YORK	0.1	0.0	0.0	0	1,119	745	6.0	5.3	9.1
11	10	-Southwest	0.0	0.0	0.0	0	874	591	6.6	10.4	7.9
12						0					
SCARBOROUGH 0.3 0.1 0.1 2 3,049 638 6.0 7.5 4.0 13 -Southwest 0.0 0.0 0.0 0.0 0.2,380 627 2.2 -2.5 6.0 14 -Northeast 0.0 0.0 0.0 0.2,196 752 10.7 2.3 15 -Southwest 0.0 0.0 0.1 10.0 0.1 10.0 0.1,698 602 6.1 4.0 1.5 -North Central 0.0 0.1 0.0 0.1 1.0 0.0 1,698 602 6.1 4.0 1.5 -Northwest 0.0 0.1 0.0 0.1 1,698 602 6.1 4.0 1.5 -Northwest 0.0 0.1 0.0 0.1 1,698 602 6.1 4.0 1.5 -Northwest 0.0 0.1 1.0 0.0 0.1 1,698 602 6.1 4.0 1.5 1.6 1.7 -Northwest 0.0 0.0 0.0 0.1 1,698 602 6.1 4.0 1.3 3.6 18 -South NORTH YORK 0.0 0.0 0.0 0.0 0.1 1,698 602 6.1 4.0 1.3 3.6 18 -South NORTH YORK 0.0 0.0 0.0 0.0 0.1 1,698 602 6.1 4.0 1.3 3.6 18 -South NORTH YORK 0.0 0.0 0.0 0.0 0.1 1,698 602 6.1 4.0 1.3 3.6 1.6 1.8 -South NORTH YORK 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0						2		588			
14						2		638	6.0	7.5	4.0
15	13	-Southwest	0.0	0.0	0.0	0	2,380	627	2.2	-2.5	6.0
16	14	-Northeast	0.0	0.0	0.0	0	2,196	752	10.7		
17	15	-Southwest	0.0	0.0	0.2	2	923	623	3.9	-1-4	7.5
NORTH YORK	16	-North Central	0.0	0.1	0.0	0	1,698	602	6.1	4.0	
18	17	-Northwest	0.0	0.1	0.0	0	1,689	572	3.2	4.1	
19 -Northwest		NORTH YORK	0.0	0.0	0 - 0	2	8,886	637	5.4	1.3	3.6
20 -Northeast	18	-South	2.3	0.0	0.1	1					
MISSISSAUGA 1.2 0.0 0.3 8 2,835 684 9.6 7.4 5.6 21 -West 0.0 0.0 0.0 0.0 0 130 488 1.9 3.1 5.2 22 -Central 2.6 0.9 0.0 0 663 775 6.9 1.7 6.7 BRAMPTON 2.1 0.8 0.0 0 793 751 6.1 1.9 6.7 23 OAKVILLE 1.2 0.2 0.4 2 488 703 13.1 5.8 7.3 24 -West 0.0 0 7 3.3 25 -Richmond Hill 0.0 1.3 0.0 0 90 690 1.7 7.6 6.3 26 -North 0.0 0.0 0.0 0 90 690 1.7 7.6 6.3 27 -Markham 0.0 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 28 AJAX-PICKERING 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2	19	-Northwest	1.2	0.0	0.0	0	494	696	8.9	11.8	
21 -West	20	-Northeast	0.6	0.1	0.5	7	1,415	748		8.5	
22		MISSISSAUGA	1.2	0.0	0.3	.8	2,835	684	9.6	7.4	5.6
BRAMPTON 2.1 0.8 0.0 0 793 751 6.1 1.9 6.7 23 OAKVILLE 1.2 0.2 0.4 2 488 703 13.1 5.8 7.3 24 -West 0.0 0 7 25 -Richmond Hill 0.0 1.3 0.0 0 90 690 1.7 7.6 6.3 26 -North 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 27 -Markham 0.0 0.0 0.0 0 50 516 3.7 4.1 7.5 YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2	21	-West	0.0	0.0	0.0	0	130				
23 OAKVILLE 1.2 0.2 0.4 2 488 703 13.1 5.8 7.3 24 -West	22	-Central	2.6	0.9		0					
24 -West 0.0 0 7 3.3 25 -Richmond Hill 0.0 1.3 0.0 0 90 690 1.7 7.6 6.3 26 -North 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 27 -Markham 0.0 0.0 0.0 0 50 516 3.7 4.1 7.5 YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2		BRAMPTON	2.1	0.8	0.0	0	793	751	6.1	1.9	6.7
25 -Richmond Hill 0.0 1.3 0.0 0 90 690 1.7 7.6 6.3 26 -North 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 27 -Markham 0.0 0.0 0.0 0.0 0 50 516 3.7 4.1 7.5 YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2	23	OAKVILLE	1.2	0.2	0.4	2	488	703	13.1	5.8	7.3
25 -Richmond Hill 0.0 1.3 0.0 0 90 690 1.7 7.6 6.3 26 -North 0.0 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 27 -Markham 0.0 0.0 0.0 0.0 0 50 516 3.7 4.1 7.5 YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2	24	-West			0.0	0	7				3.3
26 -North 0.0 0.0 0.0 0 48 573 12.4 7.0 8.9 27 -Markham 0.0 0.0 0.0 0.0 0 50 516 3.7 4.1 7.5 YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2			0.0	1.3	0.0	0					
27 -Markham 0.0 0.0 0.0 0.0 50 516 3.7 4.1 7.5 YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2				0.0	0.0	0	48				
YORK REGION 0.0 0.6 0.0 0 195 616 6.9 28 AJAX-PICKERING 0.0 0.0 0.0 0 1,020 668 7.7 4.5 5.2		-Markham	0.0	0.0	0.0	0			3.7	4.1	
ASAA FICKLING U.U U.U U.U U.U U.U U.U U.U U.U U.U U.		YORK REGION	0.0	0.6	0.0	0	195	616			6.9
TOTAL CMA 0.3 0.1 0.1 19 25,928 685 7.7 4.9 6.0	28	AJAX-PICKERING	0.0	0.0	0.0	0	1,020	668	7.7	4.5	5.2
		TOTAL CMA	0.3	0.1	0.1	19	25,928	685	7.7	4.9	6.0

Table 12 REGULAR PRIVATE UNIVERSE APARTMENTS, 3-5 April, 1987

	Bachelor Units					Or	ne Be	d. Un	its	Two	Bed	. Unii	ts	Three	+ Be	d Uni	ts
Zo	ne Location	Size of Univ.		Vac. Rate		Size of Univ.				Size of Univ.				Size of Univ.		Vac. Rate	
1	-Central	101	3	3.0	399	507	6	1.2	576	490	3	0.6	811	65		0.0	717
2	-East	50		0.0	364	307		0.0	491	642	2	0.3	692	95		0.0	734
3	-North	65		0.0	398	319	2		542	1248	16	1.3	740	170	2	1.2	858
4	-West	177	5		369	862	5			850	5	0.6	621	249	2		693
	TORONTO CITY	393	8	2.0	380	1995	13	0.6	513	3230	26	0.8	710	579	4	0.7	743
5	-South	95		0.0	383	345	3	0.9	412	588		0.0	490	130		0.0	630
6	-Central	Ω				16		0.0	511	58		0.0	570	20		0.0	653
7	-North	1		0.0		2		0.0		53		0.0	426	4		0.0	
	ETOBICOKE	96		0.0	383	363	3	0.8	418	699		0.0	494	154		0.0	634
8	YORK CITY	47		0.0	394	338		0.0	432	1100	4	0.4	570	288		0.0	736
9	EAST YORK	11		0.0		76	1	1.3	430	114		0.0	593	4		0.0	
10	-Southwest	8		0.0		46		0.0	423	115	2	1.7	558	69		0.0	558
11	-North	0				0				0				0			
12	-East	0				7		0.0		4		0.0		70		0.0	524
	SCARBOROUGH	8		0.0		53		0.0	413	119	2	1.7	556	139		0.0	544
13	-Southwest	0				8		0.0		17		0.0	583	34	1	2.9	738
14	-Northeast	0				8		0.0		42		0.0	503	13		0.0	
15	-Southwest	0				39		0.0		369		0.0	466	46		0.0	
16	-N. Central	10		0.0		44		0.0	403	67		0.0	540	100	1	1.0	652
17	-Northwest	0				9		0.0		51		0.0	575	33		0.0	604
	NORTH YORK	10		0.0		108		0.0	407	546		0.0	534	226	2	0.9	644
18	-South	4		0.0		62		0.0	536	74		0.0	527	28		0.0	66,1
19	-Northwest	1		0.0		3		0.0		0				0			
20		0				0				0				0			
	MISSISSAUGA	5		0.0		65		0.0	549	74		0.0	527	28		0.0	661
21	-West	21	4	19.0	352	52	1	1.9	414	40		0.0	533	37		0.0	525
22	-Central	0				0				0				0			
	BRAMPTON	21	4	19.0	352	52	1	1.9	414	40		0.0	533	37		0.0	525
23	OAKVILLE	5		0.0		60		0.0	503	29		0.0	469	Ü			
24	-West	D				0				3		0.0		0			
25	-Richmond H	5		0.0		19		0.0	448	58		0.0	569	23		0.0	582
26	-North	19			356	71			444	69		0.0	526	15		0.0	726
27	-Markham	Ü				0				0				0			
	YORK REGION	24		0.0	382	90		0.0	445	130		0.0	545	38		0.0	629
28	AJAX-PICKER.	0				0				38		0.0		0			
	TOTAL CMA	620	12	1.9	375	3200	18	0.6	477	6119	32	0.5	615	1493	6	0.5	663

Table 13
REGULAR PRIVATE UNIVERSE
ROW HOUSING UNITS
April, 1987

		Bad	chelo	r Unii	ts	0	ne Be	d. Un	its	Two	Bed	. Uni	ts	Three	+ Be	d Uni	ts
Zor	ne Location	Size of Univ.		Vac. Rate		Size of Univ.	Vac.			Size of Univ.			Ave. Rent	Size of Univ.			Ave. * Rent
1		16		0.0		18		0.0		47		0.0	1051	0			
2	-East	0				0				0				0			
3	-North	40		0.0		280		0.0	050	175	,	0.0		76		0.0	
4	-West TORONTO CITY	0 56		0.0		41 339		12.2		64 286		9.4		45 121			916 916
5	-South	6		0.0		54		0.0	316	71		0.0	493	204		0.0	454
6	-Central	0				0				175		0.0	513	237		0.0	650
7	-North	0				0				147		0.0	509	477		0.0	596
	ETOBICOKE	6		0.0		54		0.0	316	393		0.0	509	918		0.0	613
8	YORK CITY	0				0				10		0.0		98		0.0	
9	EAST YORK	0				0		0.0		9		0.0		20		0.0	500
10	-Southwest	0				3				207		0.0	502	328		0.0	614
11	-North	0				0				0				169		0.0	691
12		0				0				0				439		0.0	593
	SCARBOROUGH	0				3				207		0.0	502	936		0.0	620
13	-Southwest	99		0.0	352	37		0.0		416		0.0	503	872		0.0	643
14	-Northeast	2		0.0		29		0.0	550	441		0.0	698	651		0.0	676
15	-Southwest	. 0				0				0				0			
16	-N. Central	0				0				33		0.0		27			535
17	-Northwest	0				0				50		0.0		523			589
	NORTH YORK	101		0.0	346	66		0.0	550	940		0.0	584	2073		0.0	629
18	-South	.()				0				58		0.0		99		0.0	
19	-Northwest	0				0				53		0.0		1042		0.2	
20	-Northeast	1		0.0		33		0.0		327		0.0		619			
	MISSISSAUGA	1		0.0		33		0.0	448	438		0.0	516	1760	4	0.2	740
21	-West	0				1		0.0		119			432	280		0.0	
22	-Central	0				0				22			461	180		0.0	
	BRAMPTON	0				1		0.0)	141		0.0	437	460		0.0	635
23	OAKVILLE	0	}			0				31		0.0	561	208		0.0	713
24	-West	0				0				0				0			
25		0				0				0				0			20.0
26	-North	0	}			22		0.0	481	129		0.0	579	20		0.0	730
27	-Markham	0)			C				0				0		0.0	720
	YORK REGION	0				22		0.0	481	129	}	0.0	579	20		0.0	730
28	AJAX-PICKER.	. 0)			0)			51		0.0	443	0			
	TOTAL CMA	164	}	0.0	335	518	3 5	5 1.0	580	2635	6	0.2	566	6614	Ł	0.1	652

^{*} Based on 3 bedrooms only

Table 14 REGULAR PUBLIC UNIVERSE Row and Apartment April, 1987

		Bac	chelor	Unit	S	On	e Bed	i. Uni	its	Two	Bed	. Unit	ts	Three	e+ Ber	d Unit	cs		ALL UNITS	
-				1/	D 4	0:		Van	Date	Ciro		Vac	Rate	Size	#	Vac.	Rate	Size	,	Vac.
Zoi	ne Location	Size of Univ.	¥ Vac.	Vac. Apr '87	Oct.	Size of Univ.	# Vac.	Vac. Apr '87	Oct. '86	Size of Univ.		Apr '87			Vac.		Oct.	of Universe	Vacant	Rate
1	-Central	2,830	4	0.1	0.3	4,962	2	0.0	0.1	3,300		0.0	0.2	1,548	1	0.1	0.1	12,640	7	0.1
2	-East	1,263	40	3.2	0.2	1,728	44	2.5	0.1	1,088		0.0	0.0	396			0.0	4,475	84	1.9
3	-North	475		0.0	0.0	234		0.0		315		0.0		41		0.0		1,065	0	0.0
4	-West	1,629		0.2	0.4	2,297		1.3		962		0.0		525		0.0	0.0		34	0.6
	TORONTO CITY	6,197	47	0.8	0.2	9,221	77	0.8	0.2	5,664		0.0	0.3	2,509	1	0.0	0.0	23,591	125	0.5
5	-South	621		0.0	0.0	264			0.1	86		0.0		129		0.8		1,100	1	0.1
6	-Central	145		0.0		1,377			0.1	1,188		0.0		407		0.0		3,117	0	0.0
7	-North	334		0.9	0.0	709			0.0	1,384		0.0		1,629		0.0		4,056	3	0.1
	ETOBICOKE	1,100	3	0.3	0.0	2,350		0.0	0.1	2,658		0.0	0.0	2,165	'	0.0	0.0	8,273	4	0.0
8	YORK CITY	1,508	2	0.1	0.0	1,787		0.0	0.0	1,181		0.0	0.0	358	1	0.3	0.3	4,834	3	0.1
9	EAST YORK	131		0.0	0.0	1,219		0.0	0.0	404		0.0	0.1	129		0.0	0.0	1,883	0	0.0
10	-Southwest	966		0.0	0.6	2,192		0.0	0.1	2,283		0.0	0.0	871		0.0	0.0	6,312	0	0.0
11		1,033		0.4		1,397	3		0.0	1,621	2	0.1		680			0.3		9	0.2
	-East	1,844		0.1		1,903			0.1	3,197		0.0		1,519	2	0.1	0.0	8,463	6	0.1
12	SCARBOROUGH	3,843		0.2		5,492			0.1	7,101			0.1	3,070		0.1	0.1	19,506	15	0.1
13	-Southwest	664	2	0.3	0.0	253		0.0	0.2	440		0.0	0.0	602		0.0	0.0	1,959	2	0.1
14		675				282		0.0	0.0	299		0.0	0.0	616)	0.0	0.0	1,872	1	0.1
15		451	1			740		0.0	0.1	1,319		0.0	0.2	941		0.0	0.0	3,451	1	0.0
16				0.1	0.0	871	2	0.2	0.1	464		0.0	0.1	88	}	0.0	0.1	2,342	3	0.1
17	-Northwest	1,703	8	0.5	1.7	1,683	1	0.1	0.1	2,993		0.0	0.0	3,078		0.0				0.1
	NORTH YORK	4,412	13	0.3	0.4	3,829	3	0.1	0.1	5,515		0.0	0.1	5,325	5 1	0.0	0.0	19,081	17	0.1
18	3 -South	29	,	0.0	0.3	634		0.0	0.2	490		0.0	0.2	295		0.0				0.0
19	-Northwest	26	,	0.0	0.0	348		0.0	0.2	179		0.0		30		0.0				0.0
20) -Northeast	22		0.0	1.6	975		0.0	0.3	871		0.0		334		0.3		-		0.0
	MISSISSAUGA	77	,	0.0	0.8	1,957		0.0	0.2	1,540		0.0	0.2	659) 1	0.2	0.0	4,233	1	0.0
2	1 -West	40)	0.0	0.0	483		0.0	0.2	370		0.0	0.3	137	7	0.0	0.0	1,030	0	0.0
	2 -Central	7			2.9	349			0.7	470		0.0	0.5	234	ŀ	0.0	0.9	1,060	0	0.0
	BRAMPTON	47	7		1.1	832		0.0	0.4	840)	0.0	0.4	371	1	0.0	0.8	2,090	0	0.0
23	3 OAKVILLE	40)	0.0	0.0	544		0.0	0.4	40)	0.0	0.2	59)	0.0	0.2	? 683	0	0.0
2	4 -West					183	3	3 1.6	5 0.0	25		0.0	0.0					208		1.4
	5 -Richmond	H 28	3	0.0	0.0	238			0.2	3			0.0					269		0.0
21	6 -North	78	3	0.0	1.9	701		0.0	0.0	270)		0.0	35			0.0	-		0.0
2	7 -Markham				0.0	346		0.0	1.0	341	1		0.2	36			0.0			0.0
	YORK REGION	106		0.0	8.0	1,468	3	3 0.2	2 0.3	639)	0.0	0 0.1	7'	1	0.0	0.6	2,284	. 3	0.1
2	8 AJAX-PICKER					353	3	3 0.8	8 0.0	84	ł	0.0	0 0.1				0.0) 437	3	0.7
	TOTAL CMA	17,46	1 7	0.4	0.2	29,053	90	0 0.3	3 0.1	25,666	5	3 0.0	0 0.1	14,710	6	7 0.0	0.	1 86,896	171	0.2

Table 15
VACANCY RATES IN APARTMENT STRUCTURES
Six Units or More
Privately Initiated

Average(Weighted)	Winnipeg	Windsor	Victoria	Vancouver	Toronto	Thunder Bay	Sudbury	Saskatoon	St. John's	Saint John	St. Cath-Niag.	Regina	Quebec	Ottawa-Hull	Oshawa	Montreal	London	Kitchener	Hamilton	Halifax	Edmonton	Chic-Jonquiere	Calgary		
1.5	1.1	1.7	ω 1	1.6	1.2	0.2	1.2	0.2	4.4	9.2	1.7	0.4	0.8	2.8	0.8	1.4	2.0	3.2	4.3	3.0	0.2		0.3	April	1977
2.3	1.6	0.9	4_4	1.5	0.9	1.2	3.7	1.0	10.8	8.9	1.7	2.5	1.5	2.1	1.7	3.4	2.0	2.8	4.2	2.3	0.8	0.5	0.8	April	1978
3.0	4.6	1.5	1.7	0.9	1.2	1.4	11.4	3.7	7.0	2.7	1.6	3.6	ω 	3.0	2.1	4.4	3.8	2.6	ω. 1	3.0	3.0	2.1	1.6	Apr i I	1979
2.5	4.8	3.7	0.1	0.1	1.0	1.5	3.4	2.2	2.2	ω . 1	2.6	2.0	2.8	4.6	3.0	3.5	5.9	2.2	1.6	2.6	2.8	2.2	1.0	April	1980
1.6	4.3	8.3	0.1	0.1	0.4	2.0	2.0	1.8	0.9	3.4	1.9	1.9	2.0	2.4	1.2	2.1	3.8	1.6	1.1	0.9	2.5	0.5	0.7	April	1981
1.4	2.1	7.0	0.6	0.6	0.4	1.6	0.7	2.1	7.6	4.9	1.3	1.0	1.7	0.7	0.2	1.7	2.5	0.9	0.6	0.9	3.4	2.4	1.8	April	1982
2.7	1.4	2.7	2.7	2.6	1.2	1.3	1.9	3.4	5.1	4.0	3.0	2.6	3.7	0.3	1.3	2.6	ω.υ	2.2	1.2	2.1	7.5	3.5	11.7	April	1983
2.7	1.0	1.0	3.7	2.4	0.8	1.4	0.9	4.8	4.7	4.6	1.0	3.0	3.2	0.3	1.5	2.6	2.4	0.7	0.9	0.9	11.4	1.9	13.8	April	1984
1.9	0.9	0.7	3.3	2.8	0.5	0.4	1.0		3.7	0	0.6	3.9	1.3	<u>.</u>	0.1	2.0	0.9	0.4	0.4			1.8	6.9	April	1985
1.4	0.9	0.7	1.9	2.2	0.4	0.6		2.5		ω 	0.3	ω - <u>-</u>	1.5	1.3	0.1	1.6	0.4	0.4	0.4	0.6	4.4	3.2	2.7	Oct.	1985
1_4		0.5	2.4	0.9	0.3	<u>.</u>	1.0	5.6	7.5	5.1	0.7	5.4	1.5	2.3	0.2	1.3	0.5	0.4	0.5	2.0	4.5	4.0	ω . 1	April	1986
1.6	1.6	1.0	0.6	0.9	0.1	2.4		2.8	4.9	4.8	0.8	3.4	3.2	3.0	0.2	1.8	0.7	0.2	0.3	2.3	4.1	9.0	3.9	Oct.	1986
1.9	2.0	<u> </u>	-1.1	2.3	0.1	3.1	1.1	4.7	9.1	5.4	1_0	4.1	3.0	3.0	0.1	1.7	1.0	0.4	0.3	3.9	5.5	8.9	5.4	April	1987
Average(Weighted)	Winnipeg	Windsor	Victoria	Vancouver	Toronto	Thunder Bay	Sudbury	Saskatoon	St. John's	Saint John	St. Cath-Niag.	Regina	Quebec	Ottawa-Hull	Oshawa	Montreal	London	Kitchener	Hamilton	Halifax	Edmonton	Chic-Jonquiere	Calgary		

Table 16
VACANCY RATES IN APARTMENT STRUCTURES
Six Units or More

-Hull 1.1 2.3 3.0 0.5 0.5 1.3 1.5 3.2 3.0 0.5 0.5 1.3 1.5 3.2 3.0 0.1 0.1 0.3 1.5 1.3 1.5 3.2 3.0 0.1 0.3 1.5 0.7 0.8 1.0 0.2 0.1 0.3 1.5 1.3 1.5 1.3 1.5 0.7 0.8 1.0 0.2 0.1 1.5 0.7 0.6 0.7 0.6 0.7 0.6 0.7 0.6 0.9 1.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.2 0.1 0.2 0.2 0.1 0.2 0.2 0.1 0.2 0.2 0.2 0.1 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2	Calgary Chic-Jonquiere Edmonton Halifax Hamilton Kitchener London	0.0447400	1986 April 4.0 0.5 0.4	198 Octo	1987 Apri 8 3 0		Publicly 1986 April 1.6 2.0 0.9 1.4	198 Octo	1987 April 5.0 1.1 1.1 8.2 2.8 0.1 0.2		Public & 1986 April 3.9 2.9 0.7 0.4 0.6 1.3 0.2		Priva 198 Octo
7.4 4.5 4.1 5.5 13.2 11.1 97 6.7 6.7 10.7 2.0 2.3 3.9 0.6 1.6 2.0 1.9 0.9 0.5 0.7 1.0 1.2 2.0 2.1 1.1 1.1 1.1 2.0 1.1 1.1 1.1 2.3 1.8 1.7 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4	hic-Jonquiere	1.8	4.0		8.9	0.4	0.6	1.6		٥ <u>-</u>	J -	7 0 -4	7 0 6 1
ner 0.4 0.5 0.3 0.3 1.2 2.0 0.4 ner 0.4 0.4 0.4 0.2 0.4 0.1 0.0 0.9 0.5 0.7 1.0 1.2 0.9 0.1 1.1 0.1 0.0 0.1 0.1 0.1 0.1 0.1 0.1	Edmonton	7.4	o 4.5	v &	ى د د د	0 6	1.6	2.5			.8 0	.6 0.7	.8 0.7 1.9
ner 0.4 0.4 0.2 0.4 0.1 0.0 a] 2.0 1.3 1.8 1.7 1.4 1.4 1.4 a] 1.1 2.0 1.3 1.8 1.7 1.4 1.4 1.4 a] 0.1 0.2 0.2 0.1 0.1 0.0 0.9 thull 1.1 2.3 3.0 3.0 0.5 0.5 0.5 th-Niag. 0.6 0.7 0.8 1.0 0.1 0.3 0.1 John's 3.7 7.5 4.9 9.1 0.2 0.1 0.3 John's 3.7 7.5 4.9 9.1 0.2 0.1 0.1 John's 3.1 0.0 0.2 0.1 0.2 0.1 0.2 John's 3.3 3.1 0.2 0.1 0.3 0.7 0.0 0.1 John's 3.3<	Hamilton	0.4	0.5	0.3		1.2	2.0	2.2				.1 0.5	.1 0.5 0.7
0.9 0.5 0.7 1.0 1.2 0.9 0.1 1.0 1.2 0.9 0.1 1.3 1.8 1.7 1.4 1.4 1.4 1.4 1.4 1.1 1.1 1.1 1.2 0.1 1.2 0.1 1.2 0.1 1.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.2 0.1 1.3 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.3 1.5 1.3 1.5 1.5 1.3 1.5 1.5 1.5 1.3 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.3 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	Kitchener	0.4	0.4	0.2	0_4	0.1	0.0			0.0	.0	.0 0.4 0	.0 0.4 0.4
al 2.0 1.3 1.8 1.7 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4	London	0.9	0.5	0.7	1.0	1.2	0.9				.2 0	.2 0.9	.2 0.9 0.6
Hull	Montreal	2.0	1.3		1.7	1.4	1.4	1.8		0.6	.6	.6 1.9	.6 1.9 1.3
Hull 1.1 2.3 3.0 3.0 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0	Oshawa		0.2		0.1	0.1	0.0	0.1		0.0	.0	.0 0.1 0	.0 0.1 0.2
th-Niag. 1.3 1.5 3.2 3.0 0.1 0.3 0.6 0.7 0.8 1.0 1.0 1.0 1.0 1.0 1.0 1.0	Ottawa-Hull	1.1	2.3		3.0	0.5	0.5	0		0.4	.4 1	.4 1.0	.4 1.0 2.0
th-Niag. 3.9 5.4 3.4 4.1 1.5 0.7 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Quebec	1.3	1.5		3.0	0.1	0.3	0		0.4	.4 1	.4 1.1	.4 1.1 1.3
th-Niag. 0.6 0.7 0.8 1.0 0.2 0.1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Regina	3.9	5.4		4.1	1.5	0.7	0		0.4		.4	.4 3.5 4.6
4.3 5.1 4.8 5.4 2.4 3.3 3 3.7 7.5 4.9 9.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.1 0.2 0.2 0.1 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2	St. Cath-Niag.	0.6	0.7			0.2	0.1	0.2		0.0	.0 0	.0 0.6	.0 0.6 0.6
3.7 7.5 4.9 9.1 0.2 0.1 0.3 3.5 5.6 2.8 4.7 0.7 0.0 0.0 0.4 1.1 2.4 3.1 0.0 0.6 0.6 0.7 0.7 0.5 0.3 0.7 0.6 0.9 0.7 0.5 0.3 0.7 0.5 0.3 0.1 0.1 0.8 0.4 0.5 0.7 0.5 1.0 1.1 0.2 0.9 0.9 0.9 0.5 1.1 1.6 2.0 0.6 0.9 0.9 0.9 0.9 0.9 1.1 1.6 2.0 0.6 0.9 0.9 0.9 0.9 0.9 0.9 0.9 0.9 0.9 0.9	Saint John	4.3	5.1		5.4	2.4	υ, υ,	w		3.9	د	.9 3.8	.9 3.8 4.6
3.5 5.6 2.8 4.7 0.7 0.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0	St. John's	3.7	7.5		9.1	0.2	0.1	0		0.7	.7 2	.7 2.9	.7 2.9 5.8
Bay 0.4 1.1 0.9 1.1 0.3 0.7 0.9 0.4 1.1 2.4 3.1 0.0 0.0 0.0 0.5 0.3 0.1 0.1 0.8 0.6 0.5 0.3 0.1 0.1 0.8 0.6 0.4 0.9 0.9 2.3 0.8 0.4 0.6 0.7 0.5 1.0 1.1 0.7 0.6 0.9 0.9 0.9 1.1 1.6 2.0 0.6 0.9 0.9 0.9 0.9 1.4 1.6 1.9 1.5 1.3	Saskatoon	3,5	5.6		4.7	0.7	_	0		0.2	.2 3	.2 3.2	.2 3.2 5.0
Bay 0.4 1.1 2.4 3.1 0.0 0.0 (0.5 0.3 0.1 0.1 0.8 0.6 (2.8 0.9 0.9 2.3 0.8 0.4 (3.3 2.4 0.6 1.1 0.2 0.9 (9 0.9 1.1 1.6 2.0 0.6 0.9 ((Weighted) 1.9 1.4 1.6 1.9 1.5 1.3	Sudbury	1.0	1.0			0.3	0	0.2			.2 0	.2 0.8	.2 0.8 0.9
0.5 0.3 0.1 0.1 0.8 0.6 (2.8 0.9 0.9 2.3 0.8 0.4 (3.3 2.4 0.6 1.1 0.2 0.9 (0.7 0.5 1.0 1.1 0.7 0.6 (0.9 1.1 1.6 2.0 0.6 0.9 (0.9 1.4 1.6 1.9 1.5 1.3	Thunder Bay	0.4	1.1	2	3.1	0.0		0.0			.1 0	.1 0.3	.1 0.3 0.7
r 2.8 0.9 0.9 2.3 0.8 0.4 (3.3 2.4 0.6 1.1 0.2 0.9 (0.7 0.5 1.0 1.1 0.7 0.6 (0.9 1.1 1.6 2.0 0.6 0.9 (weighted) 1.9 1.4 1.6 1.9 1.5 1.3	Toronto	0.5	0.3	0	0.1	0.8		0.1			.2 0	.2 0.6	.2 0.6 0.4
3.3 2.4 0.6 1.1 0.2 0.9 0 0.7 0.5 1.0 1.1 0.7 0.6 0 0.9 1.1 1.6 2.0 0.6 0.9 1 Weighted) 1.9 1.4 1.6 1.9 1.5 1.3 1	Vancouver	2.8	0.9		2.3	0.8	0	0.4			.9 2	.9 2.6	.9 2.6 0.8
0.7 0.5 1.0 1.1 0.7 0.6 0 0.9 1.1 1.6 2.0 0.6 0.9 1 Weighted) 1.9 1.4 1.6 1.9 1.5 1.3 1	Victoria	ມູ	2.4		1.1	0.2	0			0.6		.6 3.0	.6 3.0 2.3
Weighted) 1.9 1.4 1.6 2.0 0.6 0.9 1	Windsor	0.7	0.5		1.1	0.7	0	0.5		0.6			.6 0.7 0.5 0.
1.9 1.4 1.6 1.9 1.5 1.3 1	Winnipeg	0.9	-		2.0	0.6	0	1.0		0.8		.8	.8 0.8
	Average(Weighted)		erek E		1.9	1.5	<u></u>			0.9		.9	.9 1.9

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually, covering a sample of rental buildings containing self-contained dwelling units. Since 1974, the survey has been conducted in the first two weeks of April and October of each year; prior to then it was conducted in Dec. and June.

In April, 1987, an enhanced National Rental Market Survey System (RMSS) was implemented by CMHC. This new system expanded coverage to all centres having a population of 10,000 persons or more within Ontario. In April, 57 centres were surveyed in Ontario, compared to 24 centres in the October 1986 survey. The total Ontario rental vacancy rate for the private universe in buildings containing 6 or more units was 0.7% in April, 1987, compared to 0.6% in October, 1986. In part this increase resulted from expanded coverage. In the 24 centres previously surveyed, the vacancy rate remained at 0.6%.

The survey was also extended to include row housing projects as well as apartment projects of three to five units. Until April, the survey had been restricted to apartment projects with at least 6 units. To produce this extended universe, a computer tape was purchased from the assessment division of the provincial Ministry of Revenue. In order to verify the data from the Ministry files, virtually all row and apartment projects of 3 to 5 units were enumerated. In the next survey, only a sample will be drawn.

Table A1: RMSS UNIVERSE and SAMPLE
Toronto CMA
April 1987

	No. of	Units	No. of Pr	rojects
	Estimated Universe	Sample	Estimated Universe	Sample
Apartments Row	304,288 9,931	242,493 8,215	8605 202	4812 166

A third major change involved redesigning the questionnaire instrument itself. The entire format was redrawn, with new questions being asked and other questions being revised. A copy of the new questionnaire appears as figure 1. Enumeration was performed by 84 enumerators, each of whom went out to an average of 100 projects. They solicited information from the landlord or superintendent. For projects in which it was difficult to contact a respondent, they were instructed to visit the site on 3 different occasions. In a number of cases, they contacted the owner directly by telephone. Separate enumeration was done in the case of 18 large property management companies. In these cases, the forms were sent directly to head office for completion. Since the RMSS enumeration occurred at the same time as the landlords were completing forms for the Provincial Rent Registry, a number of respondents refused data simply because they did not have the time to complete both surveys.

The April survey covered projects completed and on the market four or more months prior to April 1, thus allowing a 3 month period for absorption (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced, vacancy rates in the April 1987 survey will be somewhat higher than they would have been under the old survey system. In the case of the Toronto CMA, there were a total of 763 units completed in the period from Oct. 1986 to Jan. 1, 1987, and none from Jan. 1 to the actual survey date. Of the units completed, there were a total of 14 vacant units, representing a vacancy rate of 2%. Since the number of units was so small, the overall vacancy rates are not affected significantly.

In contrast to previous surveys where data were edited and inputted by CMHC's National Office, the April, 1987 survey results were inputted at the Toronto Branch, using an edit program developed in Ottawa. The data was analyzed by CMHC's National Office, who undertook appropriate weighting and editing. The results presented in this report were taken from tables produced by CMHC's National Office.

DEFINITIONS

The definition of vacant is a "dwelling unit that is available for immediate rental and is physically unoccupied at the time of enumeration". Thus units that might be advertised for rent at the end of the month, but which are occupied by a tenant at the time of enumeration, are not considered vacant.

CMA, or Census Metropolitan Area, is based on the 1981 Census definition, and includes Metro Toronto, Peel, Oakville, York Region (excluding Georgina), Ajax and Pickering.

The Toronto CMA is divided into 28 zones; these are described on the last two pages of this report.

There are four universes which comprise the total rental universe of buildings completed prior to January 1, 1987:

- Privately initiated rental apartments in buildings containing 6 or more units. This is the universe for which we receive most requests for information. It is also the only private universe for which we have historical information;
- privately initiated rental apartments in buildings containing 3 to 5 units;
- 3) privately initiated rental units in row housing projects (these last two universes are new to this survey); and
- 4) publicly initiated row and apartment projects of 3 or more units. Public initiation includes not only public housing, but also non-profit and cooperative housing, as well as limited dividend projects financed by CMHC in the 1960's and early 1970's. Prior to this survey, we had only enumerated public apartment projects containing 6 or more units.

RESPONSE RATES

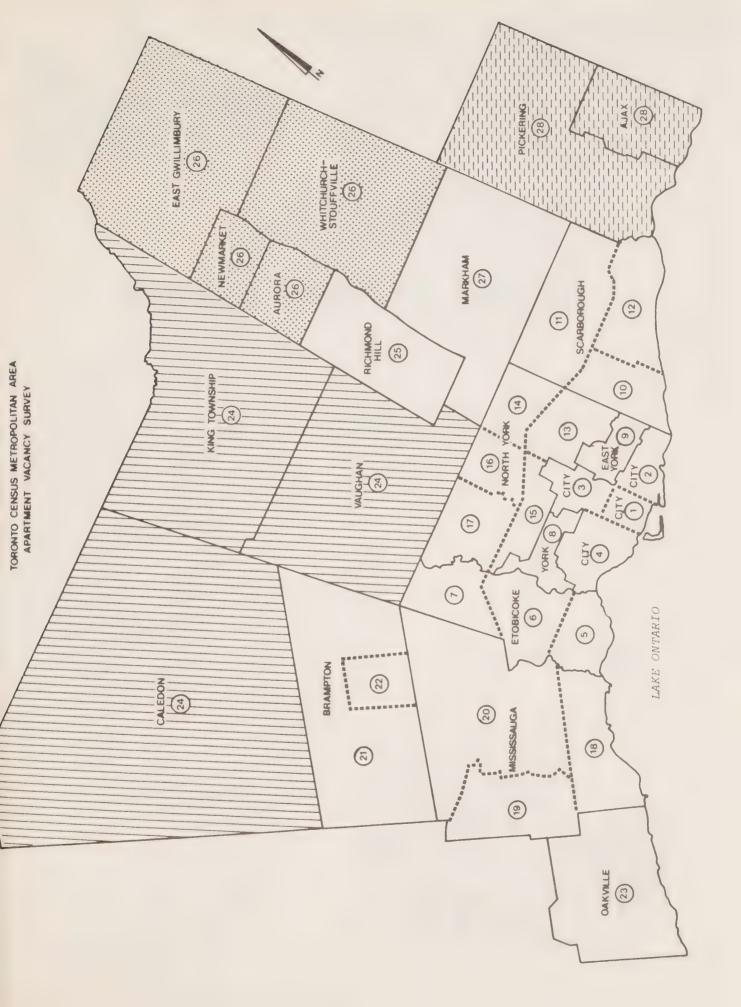
A large number of projects were excluded because no-one could be contacted. Many apartment projects on the Ministry Assessment files were excluded because one of the units was occupied by the owner, leaving only 1 or 2 to be rented out. Unfortunately, the computer program to calculate response rates is not functioning.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, only a few tables have been included. Should you require special tabulations, please contact the Market Analysis Division, Toronto Branch.

TORONTO CMA ZONE BOUNDARIES (OCTOBER 1983 AND ONWARD)

	ZONE	NORTH	EAST	SOUTH	WEST	C/T
1	TORONTO-CENTRAL	C.P.R. Line	City Limit (and Don River)	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39 59-68,86-92
2	TORONTO-EAST	City Limit	City limit	Lake Ontario	Don River	1,18-29,69-85
3	TORONTO-NORTH	City Limit	City Limit	C.P.R. Line	City Limit (&Bathurst St. East Side)	117-142
4	TORONTO-WEST	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10,40-58 93-116
5	ETOBICOKE-SOUTH	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	ETOBICOKE- CENTRAL	Highway 401	Humber River	Bloor St.	Etobicoke Creek	221-243
7	ETOBICOKE-NORTH	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	BOROUGH OF YORK					150-176
9	EAST YORK					180-196
10	SCARBOROUGH- CENTRAL	Highway 401	Brimley Rd. & McCowan Rd.	Lake Ontario	Scarborough Border	334-353, 369-373
11	SCARBOROUGH- NORTH	Steeles Ave.	Scarborough Border	Highway 401 & Twyn River Dr.	Scarborough Border	374-378
12	SCARBOROUGH- EAST	Highway 401 & Twyn River Dr.	Scarborough Border	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368,802
13	NORTH YORK- SOUTH	Highway 401	North York Border	North York Border	Yonge St.	260-274
14	NORTH YORK- NORTH EAST	Steeles Ave.	North York Border	Highway 401	Yonge St.	300-307, 321-324
15	NORTH YORK- SOUTH WEST	Highway 401	Yonge St. & North York Border	North York Border	North York Border	275-287
16	NORTH YORK- NORTH CENTRAL	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288,297-299 308-310, 317-320
17	NORTH YORK- NORTH WEST	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296 311-316
18	MISSISSAUGA- SOUTH	Dundas St.	Etobicoke Creek	Lake Ontario	Mississauga Border	500-515, 540
19	MISSISSAUGA- NORTH WEST	Highway 401	Credit River	Highway 5	Mississauga Border	516,550
20	MISSISSAUGA- NORTH EAST	Steeles Ave.	Mississauga Border	Dundas St.	Credit River	517-532
21	BRAMPTON-WEST	#10 Side Rd.	Heart Lake Rd.	Steeles ave.	2nd Line	570-576
22	BRAMPTON-EAST	Hwy. # 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564
23	OAKVILLE					600-615
24	VAUCHAN CALEDON KING TOWNSHIP					410-413, 585-587 460-461
25	RICHMOND HILL					420-424
26	AURORA NEWMARKET WHITCHURCH- STOUFFFILE					440-442 450-452 430-431
	MAST GWILLIMBURY					455-456
	MARKHAM					400-403
28	AJAX * PICKERING *					H00, H01, H01-807, H10- H12, H20

⁴ Fracts Exclusively in Ajax 810-812 Fracts Exclusively in Pickering 800, 801, 803, 804 & 807 Fracts 805, 806 & 820 cross the Ajax/Pickering political boundary







RENTAL MARKET SURVEY

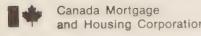
Toronto CMA

October 1987









Toronto Branch

650 Lawrence Ave., W., Toronto, Ont. M6A 1B2

Société canadienne and Housing Corporation d'hypothèques et de logement

Succursale de Toronto

650, av. Lawrence ouest Toronto (Ontario) M6A 1B2

January 1988

RE: CMHC RENTAL MARKET SURVEY TORONTO CMA OCTOBER 1987

We are pleased to provide you with the results of CMHC's semi-annual rental market survey for the Toronto Census Metropolitan Area.

In addition to the traditional universe of apartment buildings containing six or more self-contained units, the October, 1987, survey included rental apartment buildings of three to five units and row rental projects.

Information was obtained through interviews with apartment owners and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, the report would not have been possible.

In addition to vacancy information, we also collected data on rents charged for both occupied and vacant units.

Should you have any questions about the survey, or wish information that is not in the tables, please contact Irwin Lithwick at (416) 781-2451.

C.K. Holder Manager

Toronto Branch



NOTE: Should you wish to receive a copy of this Report in French, please contact CMHC's Toronto Branch Office.

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto CMA was 0.1% in October, 1987, the same level as last April. Rental units in apartment projects with 3 to 5 units and in row housing projects had a higher vacancy rate than units in apartment projects with 6 or more units. In the public sector, the vacancy rate was 0.0%, with only 7 vacancies out of a total of 91,627 units. Through a very successful marketing and renovation effort, the public housing authorities have managed to fill the vacant units in their hard-to-rent projects.

Table 1

VACANCY RATE BY PROJECT TYPE AND SIZE

TORONTO CMA
October 1987

		APARTMENT			TOTAL				
PRIVATE	Size of Universe	# Vacant	Vacancy Rate	Size of Universe	# Vacant	Vacancy Rate	Vacancy Rate		
No. of Units in Project									
3 - 5 6 -99 100 +	10,321 112,303 174,106	73 165 146	0.7 0.1 0.1	22 5,907 4,042	1 26 2	0.4 0.0	0.7 0.2 0.1		
TOTAL PRIVATE	296,729	384	0.1	9,972	29	0.3	0.1		
TOTAL PUBLIC	82,578	7	0.0	9,049	0	0.0	0.0		
OVERALL TOTAL	379,307	391	0.1	19,021	29	0.2	0.1		

Compared to previous surveys, the vacancy rate for privately initiated projects with 6 or more units remains very low.

TABLE 2

VACANCY RATE - HISTORICAL COMPARISON
Apartment Projects, 6 or more Units
Toronto CMA

Survey Date	Vacancy Rate
1982 -April	0.4
-Oct.	0.7
1983 -April	1.2
-Oct.	1.0
1984 -April -Oct.	0.8 0.6
1985 -April	0.5
-Oct.	0.4
1986 -April	0.3
-Oct.	0.1
1987 -April -Oct.	0.1 0.1

In terms of bedroom type, vacancy rates were slightly higher for bachelor units.

Table 3
VACANCY RATE - BY BEDROOM TYPE
Toronto CMA

Survey Date	Bachelor	One Bed.	Two Bed.	Three+ Bed.
1985- April Oct.	0.9	0.3	0.3	0.4
1986 -April Oct.	0.5 0.2	0.3	0.3	0.3 0.1
1987 -April -Oct.	0.4	0.1	0.2 0.1	0.1 0.1

The main factors explaining the persistent low vacancy rate in the Toronto CMA are:

-the strong demand generated by a strong economy, -the lack of new completions of rental projects, and -the demographic composition of the Toronto CMA.

STRONG DEMAND

The Toronto economy continues to be extremely strong, with an unemployment rate in October of 3.9%. Although Statistics Canada has not yet published any data on interprovincial migration for the period since March, all indications are that migration into the Toronto area continued to be very high. Since the autumn, the economies of the western provinces have begun to show renewed strength, and this should reduce the flow of migrants from those provinces into the Toronto area. The high cost of housing and the low vacancy rates will also deter migration. The stock market crash may also dampen migration, though it is not yet clear how important the crash will be on the overall economic environment. As a result, the demand for housing over the next year will not be as great as that experienced in the past year.

RENTAL COMPLETIONS

During the first 10 months of 1987, there were only 418 privately sponsored rental unit completions in the Toronto CMA, compared to 4,937 completions in all of 1984. As well, completions of assisted rental housing has also been falling.

TABLE 4
HOUSING COMPLETIONS
Toronto CMA

F	reehold	Condo	Private Rental	Assisted Rental	Total			
1984	14 136	1 206	4 937	3 904	24 183			
1985	15 594	704	1 943	1 640	19 881			
1986	21 038	2 289	1 565	2 169	27 061			
1987 to Oct.	23 581	4 433	418	1 328	29 760			

Note: In 1987, there was a slight enlargement of the CMA.

The lack of new rental units coming on stream has been a major factor behind the current tight vacancy rate. It is due primarily to the inability of most new rental projects to generate a positive cash flow, given the high cost of construction relative to current market rents. On a 'typical' 2 bedroom apartment unit in the suburbs, the cost to construct a unit is approximately \$120,000, while market rents are approximately \$1100. per month. The cost to service a 90% mortgage at 11% is \$1,050. Once taxes and maintenance costs of \$300 per month are included, the net loss per month would be \$250. Only if the property were expected to appreciate in value and/or if there were tax-related benefits would investors be attracted on a large scale to rental investment. In the past few months, a number of projects have been marketed directly to the small investor in anticipation of a capital gain.

As of October, 1987, the following larger private rental projects were under construction:

MUNIC.	Ac	ldress	No.	of Units							
Toronto	111	Chestnut Ave.		144							
	1275	Danforth Ave.		109							
	550	Kingston Rd.		149							
	350	Queens Quay		502							
Scarborough	150	Alton Towers		462							
North York	5795	Yonge St		164							
York Region	166	Olive St		28							
	Qt	leensway,Georg	ina	16							
Mississauga	4185	Shipp Dr		405							
	2355	Fifth Line		66							
Oakville	1323	Montclair		156							
Ajax		Westney Heigh	ts	156							
TOTAL 235											

In addition, there are a large number of freehold and condominium units currently under construction. As these units are completed and absorbed, the pressure on the rental market should begin to ease. Regarding condominiums, we attempted to determine what proportion of condominiums completed since 1986 are currently being rented, or are vacant and available for rent. To do this, we contacted by telephone the managers of the 40 projects completed since January, 1986. Unfortunately, not all of the managers knew which units were being rented; in an undeterminable number of cases, the unit owner would rent it out directly and not advise the property manager. Of the 4,565 units for which we were able to get information, 3,396 (74%) of the units were occupied by the owner, while 932, or 20%, were occupied by tenants. A further 57 were vacant and available for rent, while 39 were vacant but being resold.

TORONTO'S DEMOGRAPHY

Toronto traditionally has had a large proportion of its population in the groups that traditionally are renters: the elderly, the young, and households without children.

Table 5
POPULATION
1986 (CENSUS)
TORONTO CMA

	Number	% of Total
INDIVIDUALS	-	
Total	3 427 170	
20-30	657 565	19
Over 65	329 745	10
Single Person Household	257 195	8
FAMILIES		
Total	906 385	100
Single Parent	115 250	13
No Children	289 510	32

In recent years, the aging of the baby boom has resulted in fewer young singles. At the same time, the number of seniors has also grown, though in absolute terms at a slower pace than the decline in younger persons. As a result, the overall demand for rental housing from these traditional groups has probably fallen. Moreover, many seniors are relatively asset—rich, and have been attracted to the condominium market, reducing further the demand for rental accommodation.

RENT LEVELS

Average rents in the Toronto CMA rose by approximately 1.9% since the last survey. This result applies only to apartment units in projects of 6 or more units, since we had not surveyed other projects previously. On average, rents in post-1975 projects, ie, projects which had not been subject to rent regulation prior to the 1986 revision, increased by 0.8 percentage points faster than rents in units that had been subject to regulation.

Table 6
AVERAGE RENT INCREASE
Toronto CMA
Projects with 6+ Units
By Year of Construction
Oct. 1987

	Six Mo	nth % Incre	ase	Twelve Month % Increase									
	Pre-1976	Post-1975	Total	Pre-1976	Post-1975	Total							
Bachelor	1.4	-3.2	0.5	3.4 (7669)	0.0 (1527)	2.6 (9196)							
One-Bed.	3.2	3.4	3.1	3.9 (49891)	6.4 (5 4 52)	4. 2 (55343)							
Two-Bed.	2.5	1.0	2.2	4.5 (47461)	4.8 (9609)	4.5 (57070)							
Three-Bed	. 2.7	1.0	2.2	5.5 (9511)	5.8 (3224)	5.7 (12735)							
Total	2.7	1.8	2.5	4.2	5.0	4.4							

Note: Figure in brackets is the number of units for which we have observations for each of the last three surveys.

Rents vary significantly across the CMA, depending upon location, amenities, quality of construction etc. The following table gives average rents based upon the sample, and therefore should be used with caution. Because of difficulty in identifying year of construction for row and apartment units in projects with 3 to 5 units, only the total is given for the latter categories. In general, rent does not vary significantly with type of structure.

Table 7 AVERAGE RENTS by Unit and Structure Type Toronto CMA October 1987

	APARTMENT	Apt. 3-5	Row		
	Built Before 1976	Built After 1975	Total	Total	Total
Bachelor	367	458	381	438	345
One Bed	448	633	472	504	642
Two Bed	533	728	569	664	558
Three Bed	661	800	700	751	689
Four Bed	1062	n.a.	1027	n.a	n.a.

Although there are not a large number of vacant units, those that were available tended to rent at rents significantly higher than the average rents cited above.

Table 8

AVERAGE RENTS FOR VACANT UNITS

TORONTO CMA
October 1987

	Average Rent
Bachelor	621
One Bed	850
Two Bed	1005
Three Bed	1059

OUTLOOK

Our expectation is that vacancies will begin to increase over the next 12 months. While the Ontario economy will likely continue to be strong, the high cost of housing in Toronto, combined with improved economic conditions in Alberta and British Columbia will result in decreased migration. At the same time, the increased stock of new housing in Toronto, particularly condominium units, will reduce the pressure on the existing stock of rentals.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually, covering a sample of rental buildings containing self-contained dwelling units. Since 1974, the survey has been conducted in the first two weeks of April and October of each year; prior to then it was conducted in Dec. and June.

In April, 1987, an enhanced National Rental Market Survey System (RMSS) was implemented by CMHC. This new system expanded coverage to all centres having a population of 10,000 persons or more within Ontario. In April, 57 centres were surveyed in Ontario, compared to 24 centres in the October 1986 survey. The total Ontario rental vacancy rate for the private universe in buildings containing 6 or more units was 0.6% in October, 1987, compared to 0.7% in April, 1987.

The survey was also extended to include row housing projects as well as apartment projects of three to five units. Until April, the survey had been restricted to apartment projects with at least 6 units.

The results of tabulations of rent increases are based on a matched sample, i.e, only for those projects which have given us rent information for the past 3 consecutive surveys. As a result, no information on rent increases is available either for row structures or for apartments with 3 to 5 units.

In the October survey, the methodology for estimating the size of the universe was changed, resulting in shifts in the size of the estimated universe. Henceforth, a portion of the sample will be constantly turned over, so that over a number of years, all projects will have entered into the survey at least once.

Table A1: RMSS UNIVERSE and SAMPLE
Toronto CMA
October 1987

	No. of	Units	No. of Pro	No. of Projects					
	Estimated Universe	Sample	Estimated Universe	Sample					
Apartments Row	304,288 9,931	242,493 8,215	8605 202	4812 166					

A third major change involved redesigning the questionnaire instrument itself. The entire format was redrawn, with new questions being asked and other questions being revised. Enumeration was performed by 84 enumerators, each of whom went out to an average of 100 projects. They solicited information from the landlord or superintendent. For projects in which it was difficult to contact a respondent, they were instructed to visit the site on 3 different occasions. In a number of cases, they contacted the owner directly by telephone. Separate enumeration was done in the case of 18 large property management companies. In these cases, the forms were sent directly to head office for completion.

In the initial press release on the October survey, vacancy rates were calculated for all projects on the market, regardless of when they were completed. In this report, and consistent with the April survey, we have allowed for a 3 month period for absorption (down from the 6 month period previously allowed). In the case of the Toronto CMA, there were a total of 136 units completed in the period from April 1986 to July 1, 1987, and 215 from July 1 to the actual survey date. Of the units completed, there were a total of 97 vacant units, of which 90 were in a project completed in September .

In contrast to previous surveys where data were editted and inputted by CMHC's National Office, beginning in April, 1987, survey results were inputted at the Toronto Branch, using an edit program developed in Ottawa. The data was analyzed by CMHC's National Office, who undertook appropriate weighting and editing. The results presented in this report were taken from tables produced by CMHC's National Office.

DEFINITIONS

The definition of vacant is a "dwelling unit that is available for immediate rental and is physically unoccupied at the time of enumeration". Thus units that might be advertised for rent at the end of the month, but which are occupied by a tenant at the time of enumeration, are not considered vacant.

CMA, or Census Metropolitan Area, is based on the 1981 Census definition, and includes Metro Toronto, Peel, Oakville, York Region (excluding Georgina), Ajax and Pickering. Beginning in April, 1988, we shall use the 1986 Census definition.

The Toronto CMA is divided into 28 zones; these are described on the last two pages of this report.

There are four universes which comprise the total rental universe of buildings completed prior to July 1, 1987:

- Privately initiated rental apartments in buildings containing 6 or more units. This is the universe for which we receive most requests for information. It is also the only private universe for which we have historical information;
- 2) privately initiated rental apartments in buildings containing 3 to 5 units;
- 3) privately initiated rental units in row housing projects (these last two universes were new to the April survey); and
- 4) publicly initiated row and apartment projects of 3 or more units. Public initiation includes not only public housing, but also non-profit and cooperative housing, as well as limited dividend projects financed by CMHC in the 1960's and early 1970's. Prior to this survey, we had only enumerated public apartment projects containing 6 or more units.

RESPONSE RATES

A large number of projects were excluded because no-one could be contacted. Many apartment projects on the Ministry Assessment files were excluded because one of the units was occupied by the owner, leaving only 1 or 2 to be rented out. Of the total 242,493 units in the sample, rent information was acquired for 220,019, or 90%. Of the latter group, information on rents in 3 consecutive surveys were available for 134,428 units, or 61%.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, only a few tables have been included. Should you require special tabulations, please contact the Market Analysis Division, Toronto Branch.



VACANCY RATES IN APARTMENT STRUCTURES Six Units or More Privately Initiated

NOTE: Vacancy rates reported prior to 1987	Aver (Weighted)	Winnipeg	Windsor	Victoria	Vancouver	Toronto	Thunder Bay	Sudbury	Sault Ste Marie	Sarnia	Saskatoon	St. John's	Saint John	St. Cath-Niag.	Regina	Quebec	Peterborough	Ottawa-Hull	Oshawa	North Bay	Montreal	London	Kitchener	Kingston	Hamilton	Halifax	Guelph	Edmonton	Chic-Jonquiere	Cornwall	Calgary	Erant ford	Danie	
ates repo	<u>1</u> .5	1.1		3.1				1.2					9.2			0.8		2.8	0.8			2.0			4.3			0.2	1 .		۵.۵			1977 April
rted prio	2.3	1.6	0.9	4.4	1.5	0.9	1.2	3.7			1.0	10.8	8.9	1.7	2.5	1.5		2.1	1.7		¥.4		2.8		4.2			0.8	0.5		0_8			1978 April
r to 1987	3.0	4.6	1.5	1.7	0.9	1.2	1.4	11.4			3.7	7.0	2.7	1.6	3.6	w		a. 0	2.1			3.8			(W)			ω. 0			1			1979 April
are for units	2.5	4.8	3.7	0.1	0.1	1.0	1.5	3.4					3.1					4.6				5.9			1.6	2.6		2.8	2.2		1.0			1980 April
	1.6	4.3	8.3	0.1	0.1	0.4	2.0	2.0	4.1	4.2	1.8	0.9	3.4	1.9	1.9	2.0	1.1	2.4	1.2	0.5	2.1	ω. 8	1.6	3.2	1.1	0.9	1.6	2.5	0.5	0.1	0.7	0.9	0	1981 April
on the market at	1.4	2.1	7.0	0.6	0.6	0.4	1.6	0.7	2.5	0.4	2.1	7.6	4.9	1.0	1.0	1.7	0.5	0.7	0.2	0.7	1.7	2.5	0.9	1.3	0.6	0.9	1.8	3.4	2.4	0.7	1.8	> c	ے ن	1982 April
at least	2.7	1.4	2.7	2.7	2.6	1.2	1.3	1.9	7.3	1.9	3.4	5.1	4.0	3.0	2.6	3.7	1.8	0.3	1.3	0.8	2.6	ω ω	2.2	1 , 1	1.2	2.1	1.9	7.5	ω. 5	3.2	11.7	- C) >	1983 April
6 months; in	2.7	1.0	1.0	3.7	2.4	0.8	1.4	0.9	2.1	3.4	4.8	4.7	4.6	1.0	J. 0	3.2	0.4	0.3	Մ	0.5	2.6	2.4	0.7	0.1	0.9	0.9	0.3	11.4	1.9	1.0	13.8) · F	0 1	1984 April
; in 1987,	1.9																	1.1						0.7					1.8			- 0		1985 April
	1.4		0.7	1.9	2.2	0.4	0.6	0.6	1.0	2.3	2.5	2.0	ω L	0.3	ω. 1	in the	0.4	1.3	0.1	0.2	1.6	0.4	0.4	 	0.4	0.6	0.1		3.2	2.8	2.7	0.2	o د	1985 Oct.
a 3 month cutoff is used.	1.4		0.5	2.4	0.9	0.3	1.1		1.9	4.4	5.6	7.5	5.1	0.7	5.4	1.5	1.5	2.3	0.2	0.3	1.3	0.5	0.4	1.8	0.5	2.0	0.4	4.5	4.0	<u>۔</u> س	ω . 1	л ф	>	1986 April
is used.	1.6	1.6	1.0	0.6	0.9	0.1	2.4	0.9	4.2	6.2	2.8	4.9	4.8	0.8	3.4	3.2	1.1	3.0	0.2	0.7	1.8	0.7	0.2	1.3	0.3	2.3	0.1	4.1	9.0	1.2	و د	ے د م	0	1986 Oct.
	1.9	2.0	1.1	1.1	2.3	0.1	ω.1		4.6	6.1	4.7	9.1	5.4	1.0	4.1	3.0	0.9	3.0	0.1	1.1	1.7	1.0	0.4	1.7	0.3	ω.9	0.0	ហុ	8.9	0.9	J (0.1	0	1987 April
	2.5	2.8	0.7	0.4	1.1	0.1	2.1	1.0	2.6	6.3	4.3	10.1	4.2	0.5	2.6	5.6	0.6	(L)	0.3	0.4	3.6	1.0	0.2	1.1	0.3	4.4	0.2	5.6	10.5	μ ω	4 0	0.0	٥ ن	1987 Oct.
	Aver (Weighted)	Winnipeg	Windsor	Victoria	Vancouver	Toronto	Thunder Bay		S S Marie	Sarnia	Saskatoon	St. John's	Saint John	St. Cath-Niag.	Regina	Quebec	Peterborough	Ottawa-Hull	Oshawa	North Bay	Montreal	London	Kitchener	Kingston	Hamilton	Halifax	Guelph	Edmonton	Chic-Jonquiere	Cornwall	Calgary	Brantford		

VACANCY RATES IN APARTMENT STRUCTURES Six Units or More

		,	Calgary	Chic-Jonquiere	Edmonton	Halifax	Hamilton	Kitchener	London	Montreal	Oshawa	Ottawa-Hull	Onepec	Regina	St. Cath-Niag.	Saint John	St. John's	Saskatoon	Sudbury	Thunder Bay	Toronto	Vancouver	Victoria	Windsor	Winnipeg		Average (Weighted)
	1987 October		4.3	7.8	ങ	4.2	0.5	0.2	6.0	3.4	0°3	2.7	4.8	2.2	0.5	4.3	7.8	4.0	0.8	1.6	0.1	1.0	0.3	0.5	2.5	,	2.2
ivate	1987 April		5.3	6.5	5.8	3.8	0.2	0.4	6.0	1.6	0.1	2.6	2.6	3.5	6.0	5.0	7.2	4.1		2.2	0.2	2.1	1.0	1.0	1.8		1.8
Public & Private	1986 October		4.4	6.7	4.6	2.3	9.0	0.2	9.0	1.8	0.2	2.6	2.7	2.9	0.7	4.4	3.9	2.6	0.7	1.6	0.1			0.8	1.5		1.6
P	1986 April (თ. თ.	2.9	5.1	1.9	0.7	0.4	9.0	1.3	0.2	2.0	1.3	4.6	9.0	4.6	5.8	5.0	6.0	0.7	0.4	0.8	2.3	0.5	1.1		1.4
	1987 October		4.6	1.7	7.5	3.1	1.4	0.0	0.1	1.2	0.0	0.5	0.5	0.3	0.3	4.6	0.2	2.1	0.3	0.4	0.0	0.4	0.1	0.1	1.2		6.0
itiated	1987 April		0.0	1.1	8.2	2.8	0.1	0.0	0.2	9.0	0.0	0.4	0.4	0.4	0.0	3.9	0.7	0.2	0.2	0.1	0.2	6.0	9.0	9.0	0.8		6.0
Publicly Initiated	1986 October		8,1	1.6	9.5	2.4	2.2	0.1	0.1	1.8	0.1	0.3	0.3	0.5	0.2	3.4	0.2	6.0	0.2	0.0	0.1	0.4	0.7	0.5	1.0		1.2
A.	1986 April		6.9	9.0	11.1	1.6	2.0	0.0	6.0	1.4	0.0	0.5	0.3	0.7	0.1	3,3	0.1	0.0	0.7	0.0	9.0	0.4	6.0	9.0	6.0		1.3
	1987 October		4.3	10.5	5.6	4.4	0.3	0.2	1.0	3.6	0.3	3.1	5.6	2.6	0.5	4.2	10.1	4.3	1.0	2.1	0.1	1:1	0.4	0.7	2.8		2.5
nitiated	1987 April		5.4	8.9	5,5	3,9	0.3	0.4	1.0	1.7	0.1	3.0	3.0	4.1	1.0	5.4	9.1	4.7	1.1	3.1	0.1	2.3	1.1	1.1	2.0		1.9
Privately Initiated	1986 October		3.9	0.6	4.1	2.3	0.3	0.2	0.7	1.8	0.2	3.0	3.2	3.4	0.8	4.8	4.9	2.8	6.0	2.4	0.1	6.0	9.0	1.0	1.6		1.6
щ	1986 April		3,1	4.0	4.5	2.0	0.5	0.4	0.5	1.3	0.2	2,3	1.5	5.4	0.7	5.1	7,5	5.6	1.0	1.1	0,3	6.0	2.4	0.5	1.1		1.4
			Calgary	Chic-Jonquiere	Edmonton	Halifax	Hamilton	Kitchener	London	Montreal	Oshawa	Ottawa-Hull	Ouebec	Regina	St. Cath-Niag.	Saint John	St. John's	Saskatoon	Sudbury	Thunder Bay	Toronto	Vancouver	Victoria	Windsor	Winnipeg		Average (Weighted)

SUMMARY OF VACANCY RATES by Project Type October 1987

2one	Location											
ZOIRE	IXCACION		EST1MATED	UNIVERSE	2			VACAN	CY RATE			
		6+ Apt	Private 3-5 Apt	Row	Total	Overall Total	6+ Apt	Private 3-5 Apt	Row	Total	Total	Overall Total
1	-Central	28,526	991	125	14,155	43,797	0.1	1.1	0.0	0.1	0.0	0.1
2	-East -North	4,963 29,231	982 1.727	26 312	4,632 1.084	10,603 32,354	0.2	0.7	0.0	0.2	0.0	0.2
4	-West	20,097	1,956	165	6,119	28,337	0.6	1.0	0.0 12.8	0.1	0.0	0.1
2	TORONTO CITY	82,817	5,656	628	25,990	115,091	0.2	0.8	3.4	0.3	0.0	0.3
5	-South	9,422	1,062	26	1,221	11,731	0.4	1.2	0.0	0.4	0.0	0.4
6	-Central	15,091	80	374	3,500	19,045	0.1	0.0	0.0	0.1	0.0	0.1
7	-North	5,057	55	548	3,626	9,286	0.0	0.0	0.0	0.0	0.0	0.0
	ETOBICOKE	29,570	1,197	948	8,347	40,062	0.2	1.1	. 0.0	0.2	0.0	0.2
8	YORK CITY	16,104	1,550	108	4,924	22,686	0.0	1.1	0.0	0.1	0.0	0.1
9	EAST YORK	17,910	195	29	1,883	20,017	0.0	0.0	0.0	0.0	0.0	0.0
10	-Southwest	13,616	225	521	6,448	20,810	0.0	0.0	0.2	0.0	0.0	0.0
11	-North	7,029		201	4,617	11,847	0.0	0.0	0.0	0.0	0.0	0.0
12	-East	9,422	76	440	8,808	18,746	0.0	0.0	0.0	0.0	0.0	0.0
	SCARBOROUGH	30,067	301	1,162	19,873	51,403	0.0	0.0	0.1	0.0	0.0	0.0
13	-Southwest	17,476	32	1,274	1,935	20,717	0.0	0.0	0.0	0.0	0.0	0.0
14	-Northeast	11,323	57	1,240	2,125	14,745	0.0	0.0	0.0	0.0	0.0	0.0
15	-Southwest	9,368	362		3,684	13,414	0.0	0.0		0.0	0.0	0.0
16	-North Central	11,824	231	60	2,342	14,457	0.0	0.0	0.0	0.0	0.0	0.0
17	-Northwest	13,375	88 770	513 3,087	8,994 19,080	22,970	0.0	0.0	0.0	0.0	0.0	0.0
	NORTH YORK	63,366		,	•	86,303						
	METRO TORONTO	239,834	9,669	5,962	80,097	335,562	0.1	0.8	0.4	0.1	0.0	0.1
18	-South	11,473	146	355	1,700	13,674	0.1	0.0	0.0	0.1	0.1	0.1
19	-Northwest	4,158	4	776	1,049	5,987	0.1	0.0	0.0	0.1	0.0	0.1
20	-Northeast	11,683		1,397	2,574	15,654	0.2		0.3	0.2	0.1	0.2
	MISSISSAUGA	27,314	150	2,528	5,323	35,315	0.1	0.0	0.2	0.1	0.0	0.1
21	-West	5,111	148	648	1,211	7,118	0.1	0.0	0.3	0.1	0.0	0.1
22	-Central	3,771	140	218	1,162	5,151	0.5	0.0	0.0	0.5	0.1	0.5
	BRAMPTON	8,882	148	866	2,373	12,269	0.3	0.0		0.3	0.0	0.3
23	OAKVILLE	4,356	69	369	1,124	5,918	0.1	0.0	0.0	0.1	0.0	0.1
24	-West	134	3		398	535	0.0	0.0		0.0	0.3	0.0
25	-Richmond Hill	1,757	101		269	2,127	0.1	0.0		0.1	0.0	0.1
26	-North	1,140	142	171	1,086	2,539	0.1	0.0	0.0	0.1	0.0	0.1
27	-Markham	1,035	045		534	1,569	0.0	0.0	0.0	0.0	0.0	0.0
	YORK REGION	4,066	246	171	2,287	6,770	0.0	0.0	0.0	0.0	0.0	0.0
28	AJAX-PICKERING	1,960	39	54	424	2,477	0.0	0.0	0.0	0.0	0.0	0.0
	TOTAL CMA	286,412	10,321	9,950	91,628	398,311	0.1	0.7	0.3	0.1	0.0	0.1
Halton	Hills	843				843	0.0			0.0		0.0
Milton		746			238	984	0.0			0.0	0.0	0.0

REGULAR PRIVATE UNIVERSE APARTMENTS, SIX + BACHELOR UNITS

Zone	Location		Vacancy	Rate			Size of				cent Incre	ease
		April 1986	Oct. 1986	April 1987	Oct. 1987	Units	Universe	Rent \$/mo	April 1986	Oct. 1986	April 1987	0ct. 1987
1	-Central	0.6	0.3	1.0	0.2	18	7,232	415	5.4	6.1	6.0	3
2	-East	0.8	0.2	0.6	0.0		1,051	345	7.5	-2.4	6.3	5.6
3	-North	0.1	0.0	0.1	0.0		5,042	375	4.7	3.9	2.3	4.4
4	-West	1.3	0.4	0.3	0.5	25	5,180	383	11.4	8.1	7.5	-1.2
	TORONTO CITY	0.6	0.2	0.5	0.2	43	18,505	392	6.8	5.5	5.5	2.3
5	-South	0.0	0.0	0.0	0.5	4	764	313	2.3	9.9	11.9	3.1
6	-Central	0.0	0.0	0.0	0.0		140	347	-0.9	2.4	-3.0	1.9
7	-North	0.0	0.0	0.0	0.0		36	394	-15.9	3.1	8.2	15.1
	ETOBICOKE	0.0	0.0	0.0	0.4	4	940	320	1.3	7.1	8.9	3.7
8	YORK CITY	0,2	0.0	0.0	0.3	4	1,533	319	6.3	1.3	0.6	-2.1
9	EAST YORK	0.0	0.0	0.2	0.0		1,193	381	4.5	3.1	2.0	9.1
10	-Southwest	0.0	0.6	0.0	0.0		359	396	4.3	5.8	2.7	2.6
11	-North	0.0	0.0	0.0	0.0		79	359	15.5	7.9	2.4	-11.8
12	-East	0.0	0.0	0.0	0.0		93	370	5.2	3.7	3.4	0
	SCARBOROUGH	0.0	0.4	0.0	0.0	0	531	385	7.0	5.8	2.6	-1.9
13	-Southwest	0.0	0.0	0.0	0.7	1	144	325	5.0	2.5	-3.9	-2.9
14	-Northeast	0.0	0.0	0.0	0.0		51	347	-1.7	3.3	-4.5	-17.6
15	- Southwest	0.0	0.3	0.0	0.0		330	363	10.8	8.2	8.2	3.8
16	-North Central	0.6	0.0	0.0	0.0		130	349	5.8	5.5	4.3	1.1
17	-Northwest	0.0	1.7	0.0	0.0		97	389	0.2	1.2	7.5	- 8.6
	NORTH YORK	0.1	0.4	0.0	0.1	1	752	353	3.2	4.3	1.3	2.2
	METRO TORONTO	0.5	0.2	0.4	0.2	52	23,454	383	6.3	5.2	4.8	2.3
18	-South	0.0	0.3	0.0	0.0		350	352	0.4	0.0		
19	-Northwest	0.0	0.0	0.0	0.0		350		8.4	2.3	5.8	5.4
20	-Northeast	0.4	1.6	0.0	0.0		247	428 334	5.9 1.2	11.3 5.8	10.3	6.6
	MISSISSAUGA	0.2	0.8	0.0	0.0	0	632	351	5.3	3.7	4.9 5.8	2.5
					0.0	O	032	331	3.3	3.7	5.8	4.5
21	-West	0.0	0.0	0.0	0.0		150	363	3.1	1.9	4.4	6.3
2.2	-Central	1.4	2.9	0.0	1.5	1	68	420	14.0	2.4	-1.4	6.9
	BRAMPTON	0.6	1.1	0.0	0.5	1	218	382	8.0	2.1	1.7	6.6
23	OAKVILLE	0.0	0.0	1.5	0.0		146	319	5.7	2.4	1.3	6.1
24	-West	0.0	0.0	0.0	0.0		6		0.0	0.0	0.0	
25	-Richmond Hill	0.0	0.0	0.0	1.2	1	84	360	1.5	11.8	10.2	7.6
26	-North	0.0	1.9	0.0	0.0		61	321	13.7	4.2	1.9	20.9
27	-Markham	0.0	0.0	0.0	0.0		15		0.0	4.6	0.0	-0.3
	YORK REGION	0.0	0.8	0.0	0.6	1	166	343	0.0	0.0	6.0	11:7
28	AJAX-PICKERING	0.0	0.0	0.0	0.0		3		0.0	0.0	5.7	12.1
	TOTAL CMA	0.5	0.2	0.4	0.2	54	24,619	381	6.2	5.1	4.9	2.6
Halton	Hills				0.0		24					
Milton							9					

REGULAR PRIVATE UNIVERSE APARTMENTS, SIX + ONE BEDROOM UNITS

-Central 0.5 0.1 0.1 0.0 -East 0.3 0.1 0.1 0.3 -North 0.1 0.0 0.3 0.0 -West 0.7 0.4 0.2 0.7 TORONTO CITY 0.4 0.2 0.2 0.2 -South 0.0 0.1 0.0 0.3 -Central 0.0 0.1 0.0 0.1 0.0 0.0 -North 0.0 0.0 0.1 0.0 0.0 0.1 0.0 0.0 0.1 0.0 0.0	Units 3 14,682 8 2,865 1 15,393 70 10,246 82 43,186 14 4,134 2 4,607	\$/mo 1986 538 5.1 440 5.8 473 2.1 496 9.1 500 5.1 386 1.2	1986 7.2 4.6 6.9 2.8 6.0	7.4 2 8.3 14 3.1 2 3.5 4,	87
-East 0.3 0.1 0.1 0.3 -North 0.1 0.0 0.3 0.0 -West 0.7 0.4 0.2 0.7 TORONTO CITY 0.4 0.2 0.2 -South 0.0 0.1 0.0 0.3 -Central 0.0 0.1 0.0 0.0 -North 0.0 0.0 0.1 0.0	8 2,865 1 15,393 70 10,246 82 43,186 14 4,134 2 4,607	440 5.8 473 2.1 496 9.1 500 5.1	4.6 6.9 2.8	8.3 14 3.1 2 3.5 4,	
-East 0.3 0.1 0.1 0.3 -North 0.1 0.3 0.0 0.1 0.0 0.3 0.0 0.1 0.0 0.3 0.0 0.1 0.0 0.3 0.0 0.1 0.0 0.1 0.0 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2	1 15,393 70 10,246 82 43,186 14 4,134 2 4,607	473 2.1 496 9.1 500 5.1	6.9 2.8	3.5	
-North 0.1 0.0 0.3 0.0 -West 0.7 0.4 0.2 0.7 TORONTO CITY 0.4 0.2 0.2 0.2 -South 0.0 0.1 0.0 0.3 -Central 0.0 0.1 0.0 0.0 -North 0.0 0.0 0.1 0.0 0.1 0.0 0.0 -North 0.0 0.0 0.0 0.1 0.0 0.0 0.0 0.0 0.0 0.0	70 10,246 82 43,186 14 4,134 2 4,607	496 9.1 500 5.1	2.8	3.5	1.1
-West 0.7 0.4 0.2 0.7 TORONTO CITY 0.4 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2	82 43,186 14 4,134 2 4,607	500 5.1			4.9
TORONTO CITY 0.4 0.2 0.2 0.2 -South 0.0 0.1 0.0 0.3 -Central 0.0 0.1 0.0 0.1 0.0 1.0 0.0 0.0 0.1 0.0 0.0	82 43,186 14 4,134 2 4,607		6.0		J
-Central 0.0 0.1 0.0 0.0 -North 0.0 0.0 0.1 0.0	2 4,607	386 1.2		5.5	1.7
-Central 0.0 0.1 0.0 0.0 -North 0.0 0.0 0.1 0.0			5.4		3.3
-North 0.0 0.0 0.1 0.0		465 2.3	4.6		1.1
	713	471 5.0			7.0
ETOBICOKE 0.0 0.1 0.0 0.2	16 9,454	432 2.1	4.7	2.4	1.1
YORK CITY 0.2 0.0 0.1 0.0	2 8,281	421 6.8	3.8	4.1	1.0
EAST YORK 0.1 0.0 0.0 0.0	4 9,676	450 3.5	3.5	2.9 11	1.6
-Southwest 0.1 0.1 0.0 0.0	2 5,965	444 3.1	4.8	4.8 3	1.4
- addenwest	2,192	565 5.9	6.2	1.9 5	0.6
-No. Cit	1 2,815	455 8.1		4.5 1	1.3
2 -East 0.1 0.1 0.0 0.0 SCARBUROUGH 0.1 0.1 0.0 0.0	3 10,972	472 5.4		3.9	3.5
-Southwest 0.1 0.2 0.0 0.0	3 6,065	457 2.8	2.8	0.9 0	0.7
-Sod Citwest	1 3,496	475 3.9	2.0	2.8 8	5.4
Nottheast	3,736	439 9.3		7.3 2	2.5
-Sodeliwest	4,468	438 6.5			U. U
-North Central	3 4,645	432 5.1		1.5 7	7.3
Notchwest	7 22,410	448 5.1			2.1
NORTH TORK					
METRO TORONTO 0.2 0.1 0.1 0.1	114 103,979	469 4.8	4.9	4.1 4	4.0
8 -South 0.3 0.2 0.0 0.0	2 4.794	446 4.0	3.7	4.7 4	4.1
B -South	1,450	571 9.2		8.0 10	U.1
Notchwest	5 3,701	128 6.8		6.5 /	1.3
0 -Northeast 2.0 0.3 0.1 0.1 MISSISSAUGA 1.0 0.2 0.0 0.1	7 9,945	492 6.1		5.6 6	6.1
1.0 0.2 0.0 U.1	1 2,000	452 4.3	4.3	3.3 /	1.1
1 -west	5 963	587 7.4		6.3 2	2.1
2 -Central 1.0 0.7 0.0 0.5 BRAMPTON 0.3 0.4 0.0 0.2	6 2,963	499 5.2		4.2 5	5.4
3 OAKVILLE 0.1 0.4 0.3 0.1	1 1,341	465 5.7	6.1	4.9	6.7
J ORIVIDAD	59	409 3.9	6.4	0.5 -3	3.1
4 -West 0.0 0.0 0.0 0.0	626	468 11.9			3.0
5 -Richmond Hill 0.0 0.2 0.0 0.0		443 9.8			3.6
6 -North 0.0 0.0 0.0 0.2	1 525	445 3.3			4.5
7 -Markham 0.7 1.0 0.0 0.0	436		2 . 1		6.4
YORK REGION 0.2 0.3 0.0 0.1	1 1,646	452			
8 AJAX-PICKERING 0.0 0.0 0.0 0.0	115	374 3.2	-1.5		4.3
TOTAL CMA 0.3 0.1 0.1 0.1	129 119,989	472 5.0	5.0	4.3	4.2
Halton Hille	276	422			
Halton Hills Milton 0.0	270	405			

REGULAR PRIVATE UNIVERSE APARTMENTS, SIX + TWO BEDROOM UNITS

2one	Location	April 1986	Vacancy Oct. 1986	Rate April 1987	Oct. 1987		Size of Universe	Average Rent \$/mo	12 April 1986	Mo. Pero Oct. 1986	cent Incre April 1987	ease Oc 19
1	-Central	0.5	0.2	0.0	0.0	1		691	9.2	3.0	3.1	2
2	-East	0.0	0.0	0.8	0.0		987	574	3.7	7.5	5.1	18
3 4	-North -West	0.0	0.0	0.5	0.1	8 25	7,585 3,761	648 633	5.2	4.5	10.3	8
4	TORONTO CITY	0.4	0.3	0.4	0.2	34	18,271	657	11.2	3.4	10.9	11
5	-South	0.0	0.0	0.0	0.4	16	4,211	465	0.1	6.9	6.5	4
6	-Central	0.0	0.0	0.0	0.2	12	7,611	576	3.7	3.7	- U.2	-0
7	-North ETOBICOKE	0.1	0.1	0.0	0.0	28	2,871	569	4.2	5.7	1.6	2
						28	14,693	548	3.1	4.6	1.2	0
8	YORK CITY	0.0	0.0	0.8	0.0		5,549	508	6.8		3.5	2
9	EAST YORK	0.0	0.1	0.1	0.0		5,964	515	5.0	3.8	3.7	3
10	-Southwest	0.0	0.0	0.0	0.0	2	6.254	507	5.0	7.0	6.9	4
1.1	-North	0.1	0.1	0.0	0.0	1	3,817	642	4.6	8.5	5.3	3
1.2	-East	0.1	0.1	0.0	0.0	2	5,186	531	7.9	5.7	2.8	2
	SCARBOROUGH	0.1	0.1	0.0	0.0	5	15,257	550	6.0	7.0	5.1	3
1.3	-Southwest	0.1	0.0	0.0	0.0	2	8,936	556	1.3	0.6	2.5	6
14	-Northeast	0.0	0.0	0.0	0.0	2	5,668	621	6.1	4.4	4.6	6
15	-Southwest	0.2	0.2	0.0	0.0		4,476	517	8.3	3.5	5.9	2
16	-North Central	0.1	0.1	0.0	0.0		5,647	528	5.9	5.0	12.9	2
17	-Northwest NORTH YORK	0.3	0.0	0.0	0.0	2	7,080 31,807	504 547	6.2 4.9	1.8 2.9	1.4	5
	METRO TORONTO	0.2	0.1	0.1	0.1	7 3	91,541	564	5.5	4.1	4.8	4
18	-South	0.8	0.2	0.4	0.1	8	5.526	539	3.2	4.4	5.3	6
19	-Northwest	2.4	0.2	0.1	0.3	6	2,113	6.72	12.0	9.9	9.3	5
20	-Northeast	0.6	0.2	0.2	0.2	11	6,462	620	7.5	7.0	6.8	5
	MISSISSAUGA	0.9	0.2	0.2	0.2	25	14,101	594	7.0	6.6	6.6	5
21	-West	0.2	0.3	0.2	0.0	1	2,732	550	3.5	4.3	7.6	8
.' ?	-Central	2.7	0.5	0.1	0.3	6	2,077	678	6.3	6.1	5.7	3
	BRAMPTON	1.3	0.4	0.1	0.1	7	4,809	607	4.7	5.1	6.6	5
23	OAKVILLE	0.2	0.2	0.2	0.0	1	2,436	565	11.1	5.9	3.4	6
24	-West	2.3	0.0	0.0	0.0		62	485	0.4	4.5	2.4	5
25	-Richmond Hill	0.0	0.0	0.0	0.0		941	553	8.3	6.2	-12.0	6
26 27	-North	0.2	0.0	0.0	0.0		526	514	6.7	7.4	5.4	4
21	-Markham YORK REGION	0.2	0.2	0.0	0.0	0	541 2,070	488 524	2.8	2.7	4.4· -1.7	. 8
28	AJAX-PICKERING	0.1	0.1	0.1	0.0		939	498	10.2	8.5	3.7	2
	TOTAL CMA	0.3	0.1	0.2	0.1	106	115,896	569	5.9	4.7	5.1	4.
	Halton Hills				0.0		476					
	Milton				0.0		249					

REGULAR PRIVATE UNIVERSE APARTMENTS, SIX + THREE BEDROOM UNITS

ne	Location		Vacancy	Rate		No. of	Size of	Average	12	Mo. Perc	ent Increa	
	2000000	April 1986	Oct. 1986	April 1987	Oct. 1987	Vacant (Units	Jniverse	Rent \$/mo	April 1986	Oct. 1986	April 1987	oct. 1987
	-Central	0.1	0.1	0.0	0.0		674	1087	16.8	2.2	13.3	16, . ;
	-East	0.0	0.0	0.0	0.0		60	621	21.8	17.1	-8.4	-0.1
	-North	0.0	0.0	0.2	0.2	2	1,211	1167	12.1	11.1	21.1	30.0
	-West	0.0	0.0	0.0	0.0		910	781	4.0		8.0	2.2
	TORONTO CITY	0.0	0.0	0.1	0.1	2	2,855	1077	12.4	5.9	15.8	20.ti
	-South	0.0	0.0	0.0	0.0		313	536	1.5	7.9	1.0	0.4
	-Central	0.0	0.0	0.0	0.1	2	2,733	729	10.1	6.4	7.0	6.4
	-North	0.1	0.1	0.2	0.1	1	1,437	672	7.1	6.3	4.7	4.1
	ETOBICOKE	0.0	0.0	0.1	0.1	3	4,483	697	8.8	6.4	6.2	5.6
	YORK CITY	0.0	0.3	0.0	0.0		741	570	13.5	1.6	11.8	0.7
	EAST YORK	0.1	0.0	0.0	0.0		1,077	670	6.0	5.3	9.1	0.6
	-Southwest	0.0	0.0	0.0	0.0		1,038	616	6.6	10.4	7.9	4.8
	-North	0.7	0.3	0.0	0.1	1	941	799	4.8	8.5	1.8	3.6
	-East	0.2	0.0	0.2	0.1	1	1,328	601	6.7	5.1	3.2	٠, . 0
	SCARBOROUGH	0.3	0.1	0.1	0.1	2	3,307	659	6.0	7.5	4.0	4.5
	-Southwest	0.0	0.0	0.0	0.0		2,331	652	2.2	-2.5	6.0	7.5
	-Northeast	0.0	0.0	0.0	U.0		2,108	654	10.7		2.3	- 3 . 6.
		0.0	0.0	0.2	0.0		826	634	3.9	-1.4	7.5	1.2
	-Southwest	0.0	0.1	0.0	0.0		1,579	660	6.1	4.0	1.5	5.9
	-North Central			0.0	0.0		1,553	594	3.2	4.1	3.4	5.2
	-Northwest	0.0	0.1		0.0	0	8,397	643	5.4	1.3	3.6	3.8
	NORTH YORK	0.0	0.0	0.0								
	METRO TORONTO	0.1	0.1	0	0.0	7	20,860	702	7.4	4.5	6.1	5.9
		2.3	0.0	0.1	0.1	1	803	617	6.3	2.2	4.7	5.7
	-South			0.0	0.0	•	560	767	8.9	11.8	9.6	1.3
	-Northwest	1.2		0.5	0.0	2	1,273	725	11.5	8.5	4.9	4.8
	-Northeast	0.6			0.2	3	2,636	697	9.6	7.4	5.6	4.7
	MISSISSAUGA	1.2	0.0	0.3	0.1							
	-West	0.0	U.0	0.0	0.4	1	229	557	1.9	3.1	5.2	8.8
	-Central	2.6	0.9	0.0	1.2	8	663	769	6.9	1.7	6.7	7.2
	BRAMPTON	2.1	0.8	0.0	1.0	9	892	717	6.1	1.9	6.7	7.1
3	OAKVILLE	1.2	0.2	0.4	0.2	1	4 3 3	727	13.1	5.8	7.3	6.4
	-West			0.0	0.0		7				3.3	16.2
	-Richmond Hill	0.0	1.3	0.0	0.0		106	759	1.7	7.6	6.3	5.1
	-North	0.0		0.0	0.0		28	567	12.4	7.0	8.9	0.4
)		0.0		0.0	0.0		43	530	3.7	4.1	7.5	0.2
1	-Markham YORK REGION	0.0		0.0	0.0	0	184	653			6.9	3.7
	YORK REGION						903	663	7.7	4.5	5.4	5.5
3	AJAX-PICKERING	0.0	0.0	0.0	0.0							
	TOTAL CMA	0.3	0.1	0.1	0.1	20	25,908	696	7./	4.9	6.0	5.7
	Dalam Hills				0.0		67					
	Halton Hills Milton				0.0		218					

REGULAR PRIVATE UNIVERSE APARTMENTS, 3-5 October, 1987

		Bac	chelo	r Uni	ts		One	Bed.	mits		Two Be	d. Ur	nits	Th	ree+ I	Bed Ur	nits		ALL UN	ITS
Z	one Location	Size of Univ.		Vac. Rate		Size of Univ.	# Vac.		Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate		Size of Univ.	# Vac.	Vac. Rate		Size of Univer	# Vacant	Vac. Rate
1 2 3 4	-West	114 114 50 132		0.0	432	461 238 254 907	6 3 20	1.3 0.0 2.2	702 476 668 510	322 542 1172 851	3	0.3	663 796 817	94 88 251 66	3	1.2	693 856	991 982 1727 1956	12 6 6 20	1.2 0.6 0.3 1.0
	TORONTO CITY	410	0	0.0	480	1860	29	1.6	589	2887	9	0.3	807	499	6	1.2	977	5656	44	0.8
5 6 7	-Central	56 0 1 57	0	0.0		331 16 2 349	13	3.9 0.0 0.0 3.7	382 508 4 04	563 48 49 660	0	0.0 0.0 0.0	533 603 466 538	112 16 3 131	0		595 738 639	1062 80 55 1197	13	1.2
					257		13								0					
8		82			357	322			441	981	16	1.6	562	165			963	1550	16	1.0
9	EAST YORK	19		0.0		62		0.0	443	109		0.0	508	5		0.0		195		
1	0 -Southwest 1 -North	8 0 7		0.0		49		0.0	461	108 0 3		0.0	593	60 0 56			599	225		
1.	2 -East SCARBOROUGH	15		0.0		10 59	0		465	111	0	1.7	591	116	0	0.0	649 617	76 301		
1: 1:	3 -Southwest 4 -Northeast 5 -Southwest 6 -N. Central 7 -Northwest	0 2 6 3 0		0.0		1 13 30 74 8		0.0 0.0 0.0 0.0	394	9 26 203 53 54		0.0 0.0 0.0	413 553 631 629	22 16 123 101 26		0.0	744 706 611	32 57 362 231 88		
	NORTH YORK	11		0.0		126	0	0.0	400	345		0.0	578	288		0.9	689	770		
Mi	ETRO TORONTO	594	0	0.0	479	2778	42	1.5	522	5093	25	0.5	683	1204	6	0.5	780	9669	73	0.8
15	8 -South 9 -Northwest 0 -Northeast	2 1 0		0.0		33 3		0.0	392	57 0 0		0.0	575	54 0 0		0.0	687	146 4		
	MICSISSAUGA	3	0	0.0		.36	0	0.0	414	57	0	0.0	575	54	0	0.0	687	150		
	1 -West 2 -Central	21		0.0		50		0.0	426	44		0.0	508	33		0.0	513	148		
	BRAMPTON	21		0.0	336	50	0	0.0	426	44	0	0.0	508	33	0	0.0	513	148		
2.	3 OAKVILLE	8		0.0		30		0.0	469	31		0.0	540	0				69		
2:	4 -West 5 -Richmond H 6 -North 7 -Markham YORK REGION	0 5 17 0 22			336	0 20 64 0 84	0	0.0	462 456	3 56 49 0	0	0.0	545 534 537	0 20 12 0 32	0	0.0	675	3 101 142 246		
51						5	0	0.0	100	28	0	0.0	21011	3	0	0.0	010	39		
2	8 AJAX-PICKER.			0.0					Eco								251			0.7
	TOTAL CMA	651	0	0.0	438	2983	42	1.4	504	5361	25	0.5		1326	6	0.5	751	10321	73	0.7
	Halton Hills Milton								351				391							

REGULAR PRIVATE UNIVERSE ROW HOUSING UNITS October, 1987

	Bach. &	1-Be	d Uni	ts	Two	Bed.	Units		Th	ree+ 1	Bed U	nits		All Ro	w Unit
Zone Location	Size of V Univ.		Vac. Rate		Size of Univ.			Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate		Size of Univ.	# Vac.	Vac. Rate
1 -Central 2 -East 3 -North 4 -West TORONTO CITY	38 12 175 52 277		0.0 0.0 0.0 13.5 2.5	994 994	51 0 96 76 223			1,305 1,305	36 14 41 37 128	0	0.0	893 1375 1066 1154	125 26 312 165 628	0 0 0 21 21	0.0 0.0 0.0 12.7 3.3
5 -South 6 -Central 7 -North EYOBICOKE	8 0 0 8	0	0.0		17 158 131 306	0	0.0 0.0 0.0	513 564 515 543	1 216 417 634	0	0.0 0.0 0.0		26 374 548 948	0 0 0	0.0 0.0 0.0
8 YORK CITY	0				32		0.0	455	76		0.0	491	108	0	0.0
9 EAST YORK	0				9		0.0		20		0.0	500	29	0	0.0
10 -Southwest 11 -North 12 -East SCARBOROUGH	0 0 0	0			195 0 0 195	0	0.0	482 482	326 201 440 967			748 685	521 201 440 1162	1 0 0	0.2 0.0 0.0 0.1
13 -Southwest 14 -Northeast 15 -Southwest 16 -N. Central	83 183 0 0		0.0		328 428 0 33		0.0	541 447 535	863 629 27		0.0	615 561	1274 1240 60	0 0	0.0
17 -Northwest NORTH YORK	0 266	0	0.0		43 832	0	0.0	548 504	470 1989	0	0.0		513 3087	0	0.0
METRO TORONTO	551	7	1.3	827	1597	14	0.9	565	3814	1		665	5962	22	0.4
18 -South 19 -Northwest 20 -Northeast MISSISSAUGA	0 0 33 · 33	0	0.0		33 35 236 304		0.0 0.0 0.4 0.3	438 622 599	322 741 1128 2191				355 776 1397 2528	0 0 4 4	0.0 0.2 0.3 0.2
21 -West 22 -Central BRAMPTON	1 0 1	0	0.0		119 23 142	0	0.0	450 482 455	528 195 723		0.4 0.0 0.3	528	648 218 866	2 0 2	0.3 0.0 0.2
23 OAKVILLE	0				68		0.0	559	301		0.0	750	369	0	0.0
24 -West 25 -Richmond Hill 26 -North 27 -Markham	0 11 0 22		0.0	480	0 0 129 0		0.0	544	20		0.0	728	171	0	0.0
YORK REGION	22	0	0.0		129	0	0.0	544	20	. 0	0.0	728	171	0	0.0
28 AJAX-PICKER.	0				0				54		0.0	462	54	0	0.0
TOTAL CMA	607	7	1.2	642	2240	15	0.7	558	7103	6	0.1	689	9950	28	0.3
Halton Hills															

Halton Hills Milton

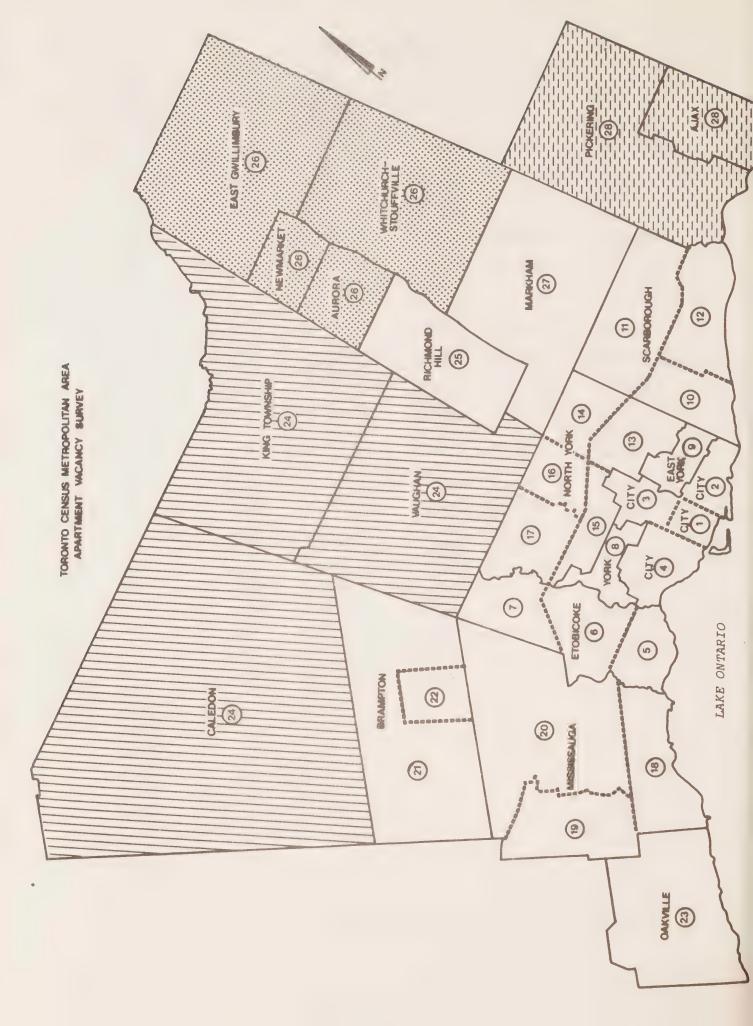
REGULAR PUBLIC UNIVERSE Row and Apartment October, 1987

		Ва	chelo	r Uni	ts	Ot	ne Be	d. Un	its	Two	Bed	. Uni	ts	Three	e+ Be	d Uni	ts		ALL UNITS	
Zc	one Location	Size of Univ.		Vac. Oct '87	Rate Apr '87	Size of Univ.		Vac. Oct. '87	Rate Apr '87	Size of Univ.		Vac. Oct. '87	Rate Apr '87	Size of Univ.	# Vac.	Vac. Oct. '87	Rate Apr '87	Size of Universe	# Vacant	Vac. Rate
1	-Central	3,125			0.1	5,358			0.0	3,881			0.0	1,791			0.1		0	0.0
2	-East	1,182		0.0		1,715		0.0		1,250		0.0		485		0.0			0	0.0
3	-North	562		0.0		356		0.0		132		0.0		34		0.0			0	0.0
4	-West TORONTO CITY	1,734		0.1		2,505 9,934	0	0.0		1,296 6,559	0	0.0		584 2,894	0	0.0			1	0.0
5	-South	681		0.0	0.0	316		0.0	0.0	92		0.0	0.0	132		0.0	0.8	1,221	0	0.0
6	-Central	146		0.0		1,380		0.0		1,471		0.0	0.0	503		0.0	0.0		0	0.0
7	-North	334		0.0	0.9	710		0.0	0.0	1,095		0.0	0.0	1,487		0.0	0.0	3,626	0	0.0
	ETOBICOKE	1,161	0	0.0	0.3	2,406	0	0.0	0.0	2,658	0	0.0	0.0	2,122	0	0.0	0.0	8,347	0	0.0
8	YORK CITY	1,508		0.0	0.0	1,786	1	0.1	0.0	1,271		0.0	0.0	359		0.0	0.3	4,924	1	0.0
9	EAST YORK	144		0.0	0.0	1,219		0.0	0.0	395		0.0	0.0	125		0.0	0.0	1,883	0	0.0
10	-Southwest	1,060		0.0	0.0	2,256	1	0.0	0.0	2,236		0.0	0.0	896		0.0	0.0	6,448	1	0.0
11	-North	726		0.0		1,325		0.0		1,621		0.0		945		0.0		-,	0	0.0
12		2,177		0.0		1,957		0.0		3,187		0.0		1,487		0.0		,	0	0.0
	SCARBOROUGH	3,963	0	0.0	0.2	5,538	1	0.0	0.1	7,044	0	0.0	0.0	3,328	0	0.0	0.1	19,873	1	0.0
13		664			0.3	253		0.0		443		0.0		575			0.0	,	0	0.0
14		675		0.0		306		0.0		349		0.0		795 825		0.0			0	0.0
15		527 900		0.0		1,092 867		0.0		1,240 485		0.0		90		0.0		,	0	0.0
17				0.0		1,777		0.0		2,882		0.0		2,623		0.0		-,	0	0.0
1. /	NORTH YORK	4,478	0	0.0		4,295	0			5,399	0	0.0		4,908	. 0				Ő	0.0
MF	TRO TORONTO	17,857	1	0.0	0.4	25,178	2	0.0	0.4	23,326	0	0.0	0.0	13,736	0	0.0	0.0	80,097	3	0.0
18	3 -South	29		0.0	0.0	713		0.0	0.0	560	1	0.2	0.0	398		0.0	0.0	1,700	1	0.1
19	-Northwest	2.6		0.0	0.0	254		0.0	0.0	307		0.0	0.0	462		0.0	0.0	1,049	0	0.0
20	-Northeast	28		3.6		1,078		0.0		890		0.0		578		0.0		,	1	0.0
	MISSISSAUGA	83	1	1.2	0.0	2,045	0	0.0	0.0	1,757	1	0.1	0.0	1,438	0	0.0	0.2	5,323	2	0.0
21		123		0.0		487		0.0		251		0.0		350		0.0		, -	0	0.0
22		7		0.0		313	0	0.0		459 710	1	0.2		383 733	0	0.0			1	0.1
	BRAMPTON	130	U	0.0	0.0	800	U	0.0	0.0	710	1	0.1	0.0	733	U	0.0	0.0	2,373	1	0.0
23	OAKVILLE	40		0.0	0.0	607	0	0.0	0.0	132		0.0	0.0	345		0.0	0.0	1,124	0	0.0
24		0				235	1	0.4		149		0.0		14		0.0		398	1	0.3
25				0.0		238		0.0		3		0.0		0		0 0	0.0	269	0	0.0
26		78 0		0.0	0.0	704 291		0.0		270 221		0.0		34 22		0.0			0	0.0
27	' -Markham YORK REGION	106		0.0	0.0	1,468	1	0.0		643	0	0.0		70		0.0			1	0.0
28	AJAX-PICKER.	0				310		0.0	0.8	62		0.0	0.0	52		0.0		424	0	0.0
	TOTAL CMA	18,216	2	0.0	0.4	30,408	3	0.0	0.3	26,630	2	0.0	0.0	16,374	0	0.0	0.0	91,628	7	0.0
На	alton Hills	0				0				0				0						
	lton	0				134		0.0		87		0.0		17		0.0		238	0	0.0

TORONTO CHA ZONE BOUNDARIES (OCTOBER 1983 AND ONWARD)

	ZONE	MOKTH	EAST	BOUTH	MEST	<u>C/T</u>
1	TORONTO-CENTRAL	C.P.R. Line	City Limit (and Don River)	Lake Ontario	Bathuret St. (East Side)	2,11-17,30-39 59-68,86-92
2	TORONTO-EAST	City Limit	City limit	Lake Ontario	Don River	1,18-29,69-85
3	TORONTO-NORTH	City Limit	City Limit	C.P.R. Line	City Limit (&Bathurst St. Bast Side)	117-142
4	TORONTO-WEST	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10,40-58 93-116
5	ETOBICOKE-SOUTH	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	BTOB1 COKE- CENTRAL	Highway 401	Humber River	Bloor St.	Etobicoke Creek	221-243
7	ETOBI COKE-NORTH	Steeles Ave.	Bumber River	Bighway 401	Etobicoke Creek	244-250
8	BOROUGH OF YORK					150-176
9	EAST YORK					180-196
10	SCARBOROUGH- CENTRAL	Highway 401	Brimley Rd. & McCowan Rd.	Lake Ontario	Scarborough Border	334-353, 369-373
11	SCARBOROUGH- HORTH	Steeles Ave.	Scarborough Border	Highway 401 & Twyn River Dr.	Scarborough Border	374-378
12	SCARBOROUGH- EAST	Highway 401 & Twyn River Dr.	Scarborough Border	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368,802
13	NORTH YORK- SOUTH	Highway 401	North York Border	North York Border	Yonge St.	260-274
14	NORTH YORK- NORTH EAST	Steeles Ave.	North York Border	Highway 401	Yonge St.	300-307, 321-324
15	NORTH YORK- SOUTH WEST	Highway 401	Yonge St. & North York Border	North York Border	North York Border	275-287
16	NORTH YORK- NORTH CENTRAL	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288,297-299 308-310, 317-320
17	NORTH YORK- NORTH WEST	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296 311-316
18	MISSISSAUGA- SOUTH	Dundes St.	Etobicoke Creek	Lake Ontario	Mississauga Border	500-515, 540
19	MISSISSAUGA- NORTH WEST	Highway 401	Credit River	Highway 5	Mississauga Border	516,550
20	MISSISSAUGA- NORTH EAST	Steeles Ave.	Mississauga Border	Dundas St.	Credit River	517-532
21	BRAMPTON-WEST	#10 Side Rd.	Heart Lake Rd.	Steeles ave.	2nd Line	570-576
22	BRAMPTON-EAST	Hwy. # 7	Torbram Rd.	Steeles Ave.	Beart Lake Rd.	560-564
23	OAKVILLE					600-615
24	VAUGRAN CALEDON KING TOWNSHIP					410-413, 585-587 460-461
25	RICHMOND HILL					420-424
26	AURORA NEWMARKET WHITCHURCH-					440-442 450-452 430-431
	STOUFFVILLE EAST GWILLIMBURY					455-456
27	MARKHAM					400-403
28	AJAX * PICKERING *					800, 801, 803-807, 810- 812, 820

^{*} Tracts Exclusively in Ajax 810-812
Tracts Exclusively in Pickering 800, 801, 803, 804 & 807
Tracts 805, 806 & 820 cross the Ajax/Pickering political boundary







RENTAL MARKET SURVEY

Toronto CMA

April 1988







July 1988

RE:CMHC Rental Market Survey

April 1988

We are pleased to provide you with the results of our semi-annual rental market survey conducted in the Toronto Census Metropolitan Area.

Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their cooperation, this survey report would not have been possible. Of an estimated privately owned rental unit universe of 316,853 units, 271,155 units in 6,234 projects were sampled. As well, all assisted rental projects were included in the survey.

No survey of rents was undertaken in April 1988 due to cost considerations; however, a rent survey will be undertaken in October in conjunction with the next vacancy survey. In 1989, we shall assess whether to carry out a rent survey on an annual or semi-annual basis.

If this survey needs to be explained in any way, please contact Nancy Thompson at (416) 781-2451.

C.K. Holder Manager

Toronto Branch



Survey Methodology

Since 1973, CMHC has been conducting a semi-annual survey of vacancies and rents in a sample of residential rental apartment buildings with 6 or more units.

In April 1987, an enhanced Rental Market Survey System (RMSS) was implemented by CMHC. The new survey system expanded coverage to include rental row housing as well as apartment structures of three to five units.

In October 1987, the survey included projects completed and on the market for three or more months prior to the survey date, thus allowing a three month period for market absorption (down from the six month period previously allowed).

The geographic basis of the survey is the Census Metropolitan Area (CMA) and the Census Agglomeration (CA). Census Metropolitan Areas are areas defined by Statistics Canada as labour market areas of 100,000 persons or more; Census Agglomerations are smaller urban areas centred on an urbanized core with a population of at least 10,000 persons. Individual CMA's and CA's may include several municipalities. In Ontario, the new RMSS also covers independent municipalities of 10,000 persons or more.

The April 1988 survey was undertaken using the new CMA and CA boundaries, derived from 1986 Census data. This reduced the number of areas surveyed in Ontario from 56 to 47, as several smaller centres have been incorporated into existing areas. Prior to the new RMSS, only 24 centres were surveyed in Ontario.

In Toronto, the boundary of the Census Metropolitan Area now includes Halton Hills, Milton, Orangeville, parts of Durham Region, and all of York Region. These have been added as additional zones; see Appendix B for a description of these zones.

The definition of vacant in the survey is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates are calculated by structure type, structure size, number of bedrooms and geographic area. In addition, vacancy rates are calculated for both publicly and privately initiated rental projects. Public initiation includes public housing, non-profit and co-operative housing, as well as projects built under the Limited Dividend program of the 1960's and 1970's.

The overall Ontario rental vacancy rate for privately initiated projects was higher for all types of structures in April 1988 relative to October 1987.

ONTARIO VACANCY RATE

	April 1988	October 1987
Apartments		
- 6 or more units	0.7%	0.6%
- 3 or more units	0.8%	0.7%
Row Housing	1.0%	0.9%

In Toronto, the vacancy rate was 0.2 percent, up from 0.1 percent in October 1987. For every 1000 rental apartment units, only 2 were vacant and available for immediate occupancy. Compared to the other major urban centres in Canada, Toronto had the lowest vacancy rate, followed by Oshawa and Hamilton at 0.3 percent (See Tables A.1 and A.2) The extremely strong economy in the Toronto centered region continues to attract in-migrants both from abroad and from within Canada. At the same time, the lack of new rental accommodation limits the options open to persons wishing to rent.

EMPLOYMENT GROWTH

From May 1984 to May 1988, Statistics Canada reported an increase of 232,000 jobs in the Toronto CMA. This represents an annual increase of 3.4 percent per year; from 1987 to 1988, the rate of increase was 7.0 percent. Most of these jobs were created in the service and finance sectors of the economy, with manufacturing jobs actually declining. The manufacturing sector tends to concentrate their new activities beyond Toronto, in such municipalities as Barrie and Kitchener, where land is less costly.

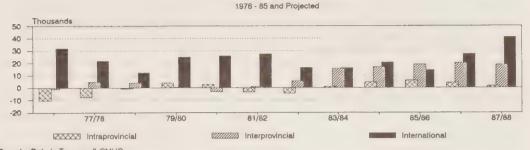


MIGRATION

From June 1986 to June 1987, a total of 51,500 migrants came to Toronto. The combination of a strong business cycle and government policy regarding immigration are the major factors behind this migration.

Of the three components of migration, i.e., foreign, inter-provincial and intra-provincial, foreign immigration has been most important. Whereas in 1985/86 there were 14,314 net immigrants to Canada, in 1986/87 this increased by 92 percent, reaching 27,500. Our forecast for 1987/88 is for over 40,000 immigrants to the Toronto area.

Total Net Migration to Toronto



Stats Canada, Ontario Treasury & CMHC

Migration from other parts of Canada peaked in 1986, and is now beginning to decline. This likely reflects out-migration from Toronto to surrounding municipalities where many jobs are being created and housing is cheaper.

HOUSING COMPLETIONS

From September 1987 to the end of February 1988, a total of 18,421 housing units were completed. Of these, only 801 were private rental units and 869 were assisted rental units. Together they represent 9 percent of all units completed during this time period. This estimate excludes the supply of new rental accommodation made available by investors who purchase individual housing units, particularly condominiums and then rent them out.

VACANCIES BY ZONE

CMHC has divided the Toronto CMA into 31 zones. The increase of 3 zones from the previous survey resulted from Statistics Canada redefining the borders of the CMA. The individual zones are described in Appendix B.

The highest vacancy rates were found in northwest Mississauga and the western part of Toronto City. In the former case, vacancies appear to be spread among a number of large apartment projects. In western Toronto, vacancies are in recently completed luxury rental projects.

VACANCIES BY STRUCTURE TYPE

In terms of structure type, the vacancy rate is highest for apartment buildings with three to five units. Milton, Halton, southern Etobicoke and eastern Scarborough have particularly high rates for this category. The row housing vacancy rate is highest in the western part of Toronto City, where a number of relatively expensive new rental row projects have recently been built. Vacancies in assisted housing are low everywhere except in Caledon, where the rate is 3.2 percent.

VACANCIES BY BEDROOM COUNT

Overall, the vacancy rate is similar for all bedroom categories. In some areas, such as Milton and Orangeville, the vacancy rate for bachelor units is relatively high, whereas in western Toronto, it is higher for 3 bedroom units.

VACANCY FORECAST

For October 1988, we are forecasting a slight rise in the vacancy rate, to 0.3 percent. The major reason for this anticipated increase is that approximately 920 new rental apartment units will be completed and added to the universe for the next survey. Since most of these have high rents, it will likely take longer to absorb them.

VACANCY RATES IN APARTMENT STRUCTURES
Six Units or More Privately Initiated TABLE A1

NOTE: Vacancy rates reported prior to 1987 are for units on the market at	Aver(Weighted)	Winnipeg	Windsor	Victoria	Vancouver	Toronto	Thunder Bay	Sudbury	Sault Ste Marie	Sarnia	Saskatoon	St. John's	Saint John	St. Cath-Niag.	Regina	Quebec	Peterborough	Ottawa-Hull	Oshawa	North Bay	Montreal	London	Kitchener	Kingston	Hamilton	Halifax	Guelph	Edmonton	Chic-Jonquiere	Cornwall	Calgary	Brantford	Barrie	
ites repor	1.5	à 	1.7	3.1	1.6	1.2	0.2	1.2			0.2	4.4	9.2	1.7	0.4	0.8		2.8	0.8		1_4	2.0	3.2		4.3	3.0		0.2	1.1		0.3			1977 April
ted prior	2.3	1.6	0.9	4.4	1.5	0.9	1.2	3.7			1.0	10.8	8.9	1.7	2.5	1.5		2.1	1.7		3.4	2.0	2.8		4.2	2.3		0.8	0.5		0.8			1978 April
to 1987	3.0	4.6	1.5	1.7	0.9	1.2	1.4	11.4			3.7	7.0	2.7	1.6	3.6	3.1		3.0	2.1		4.4	3.8	2.6		3.1	3.0		3.0	2.1		1.6			1979 April
are for L	2.5	4.8	3.7	0.1	0.1	1.0	1.5	3.4			2.2	2.2			2.0			4.6	3.0			5.9			1.6	2.6			2.2		1.0			1980 April
nits on t	1.6	4.3	8.3	0.1	0.1	0.4	2.0	2.0	4.1	4.2	1.8	0.9	3.4	1.9	1.9	2.0	1.1	2.4	1.2	0.5	2.1	3.8	1.6	3.2	1.1	0.9	1.6	2.5	0.5	0.1	0.7	4.7	0.9	1981 April
he market	1.4	2.1	7.0	0.6	0.6	0.4	1.6	0.7	2.5	0.4	2.1	7.6	4.9	1.3	1.0	1.7	0.5	0.7	0.2	0.7	1.7	2.5	0.9	1.3	0.6	0.9	1.8	3.4	2.4	0.7	1.8	2.0	0.3	1982 April
at least	2.7	1.4	2.7	2.7	2.6	1.2	1.3	1.9	7.3	1.9	3.4	5.1	4.0	3.0	2.6	3.7	1.8	0.3	1.3	0.8	2.6	3.3	2.2	1.1	1.2	2.1	1.9	7.5	3.5	3.2	11.7		0.4	1983 April
6 months	2.7	1.0	1.0	3.7	2.4	0.8	1.4	0.9	2.1	3.4	4.8	4.7	4.6	1.0	3.0	3.2	0.4	0.3	1.5	0.5	2.6	2.4	0.7	0.1	0.9	0.9	0.3	11.4	1.9	1.0	13.8	2.5	0.1	1984 April
least 6 months; in 1987,	1.9	0.9	0.7	3.3	2.8	0.5	0.4	1.0	1.5	2.8	3.5	3.7	4.3	0.6	3.9	1.3	0.6	1.1	0.1	0.4	2.0	0.9	0.4	0.7	0.4	0.7	0.6	7.4	1.8	1.2	6.9	1.0	0.0	1985 April
a 3 mo	1_4	0.9	0.7	1.9	2.2	0.4	0.6	0.6	1.0	2.3	2.5	2.0	3.1	0.3	3.1	1.5	0.4	1.3	0.1	0.2	1.6	0.4	0.4	1.3	0.4	0.6	0.1	4.4	3.2	2.8	2.7	0.4		1985 Oct.
nth cutoff is used.	1.4	1.1	0.5	2.4	0.9	0.3	1.1	1.0	1.9	4.4	5.6	7.5	5.1	0.7	5.4	1.5	1.5	2.3	0.2	0.3	1.3	0.5	0.4	1.8	0.5	2.0	0.4	4.5	4.0	1.3	3.1	0.5	0.4	1986 April
is used.	1.6	1.6	1.0	0.6	0.9	0.1	2.4	0.9	4.2	6.2	2.8	4.9	4.8	0.8	3.4	3.2	1.1	3.0	0.2	0.7	1.8	0.7	0.2	1.3	0.3	2.3	0.1	4.1	9.0	1.2	3.9	0.3	0.0	1986 Oct.
	1.9	2.0	à	<u>_</u>	2.3	0.1	3.1	<u>.</u>	4.6	6.1	4.7	9.1	5.4	1.0	4.1	3.0	0.9	3.0	0.1	1.1	1.7	1.0	0.4	1.7	0.3	3.9	0.0	5.5	8.9	0.9	5.4	0.1	0.1	1987 April
	2.5	2.8	0.7	0.4		0.1	2.1	1.0	2.6	6.3	4.3	10.1	4.2	0.5	2.6	5.6	0.6	3.1	0.3	0.4	3.6	1.0	0.2	1.1	0.3	4.4	0.2	5.6	10.5	1.3	4.3	0.2	0.2	1987 Oct.
	2.7	3.0	<u>.</u>	1.0	1.0	0.2	2.1	1.2	0.5	4.7	8.6	10.8	3.8	1.2	4.9	5.2	2.9	2.9	0.3	0.4	3.9	0.9	0.5	1.2	0.3	4.7	0.1	6.8	7.2	1.4	3.8	0.4	1.9	1988 April
	Aver(Weighted)	Winnipeg	Windsor	Victoria	Vancouver	Toronto	Thunder Bay	Sudbury	S S Marie	Sarnia	Saskatoon	St. John's	Saint John	St. Cath-Niag.	Regina	Quebec	Peterborough	Ottawa-Hull		North Bay	Montreal	London	Kitchener	Kingston	Hamilton	Halifax	Guelph	Edmonton	Chic-Jonquiere	Cornwall	Calgary	Brantford	Barrie	

- 5 -

Table A2
VACANCY RATES IN APARTMENT STRUCTURES
Six Units or More

		Publicly Initiated	Initiated				Public & Private	rivate			
	1986	1986	1987	1987	1988	1986	1986	1987	1987	1988	
	April	October	April	October	April	April	October	April	October	April	
Calgary	9.3	œ 	5.0	4.6	4.3	3.9	4.4	5.3	4.3	3.9	Calgary
Chic-Jonquiere	0.6	1.6	1.1	1.7	0.9	2.9	6.7	6.5	7.8	5.2	Chic-Jong
Edmonton	11.1	9.5	8.2	7.5	6.7	5.1	4.6	5.8	5.8	6.8	Edmonton
Halifax	1.6	2.4	2.8	3.1	1.8	1.9	2.3	3.8	4.2	4.2	Halifax
Hamilton	2.0	2.2	0.1	1.4	1.0	0.7	0.6	0.2	0.5	0.4	Hamilton
Kitchener	0.0	0.1	0.0	0.0	0.1	0.4	0.2	0.4	0.2	0.4	Kitchener
London	0.9	0.1	0.2	0.1	0.1	0.6	0.6	0.9	0.9	0.8	London
Montreal	1.4	1.8	0.6	1.2	2.4	1.3	-1 -00	1.6	3.4	3.8	Montreal
Oshawa	0.0	0.1	0.0	0.0	0.1	0.2	0.2	0.1	0.3	0.2	Oshawa
Ottawa-Hull	0.5	0.3	0.4	0.5	0.5	2.0	2.6	2.6	2.7	2.7	Ottawa-Hu
Quebec	0.3	0.3	0.4	0.5	0.9	1.3	2.7	2.6	4.8	4.5	Quebec
Regina	0.7	0.5	0.4	0.3	1.0	4.6	2.9	3.5	2.2	4.2	Regina
St. Cath-Niag.	0.1	0.2	0.0	0.3	0.2	0.6	0.7	0.9	0.5	1.0	St. Cath-
Saint John	3.3	3.4	3.9	4.6	3.4	4.6	4.4	5.0	4.3	3.7	Saint Joh
St. John's	0.1	0.2	0.7	0.2	1.1	5.8	3.9	7.2	7.8	8.5	St. John'
Saskatoon	0.0	0.9	0.2	2.1	0.3	5.0	2.6	4.1	4.0	7.6	Saskatoon
Sudbury	0.7	0.2	0.2	0.3	0.1	0.9	0.7	0.8	0.8	0.9	Sudbury
Thunder Bay	0.0	0.0	0.1	0.4	0.1	0.7	1.6	2.2	1.6	1.5	Thunder B
Toronto	0.6	0.1	0.2	0.0	0.0	0.4	0.1	0.2	0.1	0.2	Toronto
Vancouver	0.4	0.4	0.9	0.4	0.5	0.8	0.9	2.1	1.0	0.9	Vancouver
Victoria	0.9	0.7	0.6	0.1	0.9	2.3	0.6	1.0	0.3	1.0	Victoria
Windsor	0.6	0.5	0.6	0.1	0.4	0.5	0.8	1.0	0.5	0.9	Windsor
Winnipeg	0.9	1.0	0.8	1.2	1.8	1.1	1.5	1.8	2.5	2.7	Winnipeg
Average(Weighted)	1.3	1.2	0.9	0.9		1.4	1.6	1.8	2.2	2.5	Average(W
OT UMA'S								4			

NOTE: Until 1987, vacancy rates are for projects completed at least 6 months; thereafter, a 3 month rent-up allowance is used.

Table A3

VACANCY RATE
Toronto, April 1988

Zone	Location		Private Apt 3-5		Overall Pr Apr. 88 Oc		Assisted Total	Overall Total
3	Toronto (Central) ! Toronto (East) ! Toronto (North) ! Toronto (West)	0.2 0.7 0.3 0.6	0.0	0.0	0.6	0.1 0.2 0.1 0.7	0.0	0.2 0.4 0.3 0.6
1-4	Toronto City	0.3				0.3		0.3
6	Etobicoke (South) Etobicoke (Central) Etobicoke (North) Etobicoke	0.2 0.0 0.0 0.1	0.0	0.0	0.0	0.4 0.1 0.0 0.2	0.1	0.0
	3 York City	0.1	1.0			0.1	0.0	0.1
	E. York Bor.	0.1	0.0	0.0	0.1	0.0	0.2	0.1
	Scarb. (Central)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Scarb. (North)	0.1		0.0		0.0		
		0.1				0.0		
	Scarb. (East)					0.0		
10-12	Scarborough	0.0	0.8	0.1	0.1	0.0	0.0	0.0
17	N. York (SE)	0.2	0.0	0.0	0.2	0.0	0.0	0.2
	N. York (NE)	0.1		0.0	0.0	0.0	0.0	0.0
	N. York (SW)	0.0			0.0	0.0		
		0.0				0.0		
	N. York (N Cent)	0.0				0.0		
	' N. York (NW)							
13-17	N. York City	0.1	0.0	0.0	0.1	0.0	0.0	0.1
1-17	Metro Toronto	0.2	1.1	0.2	0.2	0.1	0.0	0.2
18	Mississauga (S)	0.1	0.0	0.5	0.1	0.1	0.0	0.1
	Mississauga (NW)	1.2	0.0	0.4	1.1	0.1	0.9	1.1
) Mississauga (NE)	0.3		0.1	0.3	0.2	0.1	0.2
18-20	Mississauga	0.3				0.1	0.2	0.3
10 20	111001000000							
21	Brampton (W)	0.1				0.1	0.1	
22	Brampton (E)	0.6		0.0		0.5		
21-22	Brampton City	0.3	0.0	0.0	0.3	0.3	0.1	0.2
23	Oakville Town	0.3	1.5	0.2	0.4	0.1	0.0	0.3
2/	Caladan	0.0			0.0	0.0	3.2	2.0
	Caledon	0.0		0.0		0.1		
	R. Hill, Vaughan, King					0.1	0.0	
	Aurora, Newmarket, Whit-Stout			0.0				
27	Markham Town	0.2			0.2	0.0		
25-27	York Region	0.1	0.0	0.0	0.1	0.0	0.0	0.1
28	B Ajax, Pickering	0.1	0.0	0.0	0.1	0.0	0.0	0.1
20	Milton, Halton Hills	0.2	3.0		0.4	0.0	0.0	0.3
	Orangeville	0.1			0.1		0.0	0.1
	Bradford, W. Gwillimbury	0.3					0.0	
	*	0.3					0.2	
18-31	Remaining Part Toronto CMA	0.3	0.0	٧.٤	0.5			
1-31	Toronto CMA	0.2	1.0	0.2	0.2	0.1	0.1	0.2

Table A.4 Vacancy Rate Private Universe Toronto Office April 1988

		Dooboloo	One Ded	Tue Bed	7.1			
		Bachetor	nue-Red	Two-Bed	5+bed	Total	Size of	
							Universe	vacancies
	1 Toronto (Cent)	0.1	0.2	0.4	0.0	0.23	29393	69
	2 Toronto (East)	1.6	0.3	0.2	0.0	0.59	6139	36
	3 Toronto (North)	0.0	0.3	0.3	0.1	0.28	30702	85
	4 Toronto (West)	0.4	0.7	1.0	1.1	0.70	22123	155
1-4	Toronto City	0.3	0.4	0.5	0.4	0.39	88357	345
	5 Etobicoke (S)	0.0	0.5	0.6	0.2	0.47	10780	51
	6 Etobicoke (Cent)	0.0	0.0	0.0	0.1	0.03	15500	4
	7 Etobicoke (N)	0.0	0.0	0.0	0.0	0.02	5056	1
5-7	Etobicoke	0.0	0.2	0.2	0.1	0.18	31336	56
	8 York City	0.0	0.2	0.3	0.0	0.18	17583	32
	9 E. York Bor.	0.0	0.1	0.0	0.1	0.05	18318	10
	10 Scarb. (Cent)	0.0	0.0	0.0	0.1	0.01	14268	2
	11 Scarb. (N)	0.0	0.1	0.1	0.2	0.08	7311	6
	12 Scarb. (E)	0.9	0.1	0.1	0.1	0.10	10403	10
10-12	Scarborough	0.2	0.0	0.0	0.1	0.06	31982	18
	13 N. York (SE)	0.0	0.2	0.2	0.1	0.17	18858	32
	14 N. York (NE)	0.4	0.0	0.0	0.1	0.05	12389	6
	15 N. York (SW)	0.0	0.0	0.0	0.0	0.00	9722	0
	16 N. York (N Cent)	0.6	0.0	0.0	0.1	0.03	11973	4
	17 N. York (NW)	0.5	0.0	0.0	0.0	0.04	13908	6
13-17	N. York City	0.2	0.1	0.1	0.1	0.07	66850	48
1-17	Metro Toronto	0.2	0.2	0.2	0.1	0.20	254426	509
	40.00							
	18 Mississauga (S)	0.3	0.1	0.1	0.2	0.10	11957	12
	19 Mississauga (NW)	2.5	1.5	0.6	1.6	1.12	4900	55
	20 Mississauga (NE)	0.0	0.1	0.3	0.3	0.25	13104	33
18-20		0.6	0.3	0.3	0.6	0.33	29961	100
	21 Brampton (W)	0.0	0.0	0.1	0.0	0.07	5911	4
	22 Brampton (E)	0.0	0.4	0.5	0.9	0.55	4153	23
21-22		0.0	0.2	0.3	0.5	0.27	10064	27
	23 Oakville Town	0.0	0.3	0.3	0.8	0.35	4834	17
	24 Caledon	0.0	0.0	0.0	0.0	0.00	78	0
	25 R. Hill, Vaughan, King	0.0	0.0	0.0	0.0	0.00	1951	0
	26 Aurora, Newmarket, Whit-St		0.2	0.1	0.0	0.12	1631	2
	27 Markham Town	0.0	0.5	0.0	0.0	0.19	1059	2
25-27		0.0	0.2	0.0	0.0	0.09	4641	4
	28 Ajax, Pickering	0.0	0.0	0.3	0.0	0.14	2202	3
	29 Milton, Halton Hills	8.5	0.4	0.1	0.0	0.38	1587	6
	30 Orangeville	2.1	0.0	0.0	0.0	0.13	800	1
	31 Bradford, W. Gwillimbury		0.6	0.4	0.0	0.43	462	2
18-31	Remaining Part Toronto CMA	0.6	0.3	0.2	0.5	0.29	54629	161
4 74								
1-31	Toronto CMA	0.3	0.2	0.2	0.2	0.22	309055	670

Appendix B : TORONTO CMA ZONE BOUNDARIES

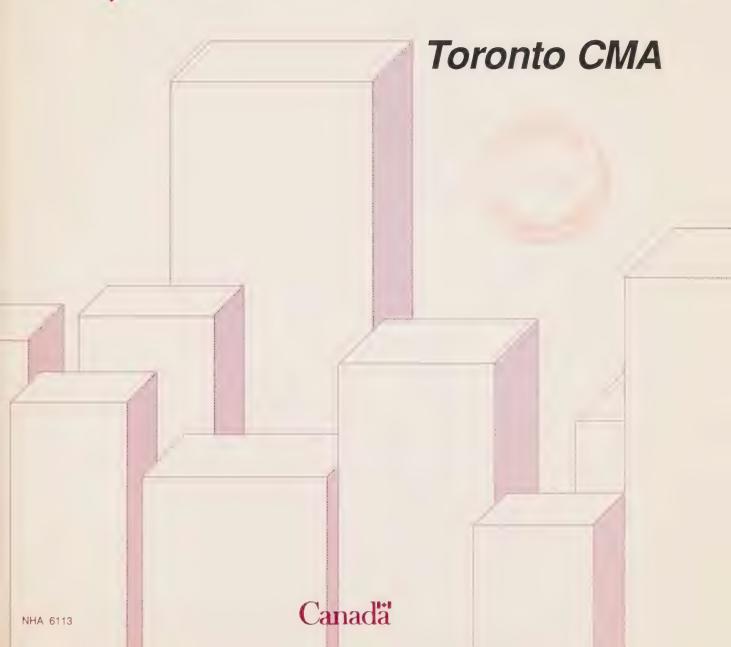
				(April	1988)	
Zone		North	East	South	West	Census Tracts
1 Toron	nto-Central	CPR Line	Don River	Lake	Bathurst	2,11-17,30-39,59-68,86-92
			& City Limits			
2	-East	City Limits	City Limits	Lake	Don River	1,18-29,69-85
3	-North	City Limits	City Limits	CPR Line	City Limit	117-142
					& Bathurst	
4	-West	City Limits	Bathurst St	Lake	City Limits	3-10,40-58,93-116
	icoke-South	Bloor St W	City Limits	Lake	City Limits	200-220
6	-Central	Hwy 401	City Limits	Bloor St W	City Limits	221-243
7	-North	Steeles Av	City Limits	Hwy 401	City Limits	244-250
8 York						150-176
9 East		II / 04	Daimley Dd 0	Labo	014	180-196
iu Scari	borough-Central	Hwy 401	Brimley Rd & McCowan Rd	Lake	City Limits	334-353,369-373
11	-North	Steeles Av	City Limits	Hwy 401	City Limits	374-378
10	-East	Hinz / 01 9	City Limita	& Twyn Rd	Painlay Dd 9	770.777 75/ 7/9 903
12	-5921	Hwy 401 &	City Limits	Lake	Brimley Rd &	330-333,354-368,802
13 N V	ork -South	Twyn R. Hwy 401	City Limits	City Limits	McCowan Rd Yonge St.	260-274
13 N. TO	-NE	Steeles Av	City Limits	Hwy 401	Yonge St.	300-307,321-324
15	-SW	Hwy 401	Yonge St. &	City Limits	City Limits	275-287
,	3 W	1147 401	City Limits	OTTY LIMITES	CITY EHIITES	L, J 201
16	-North	Steeles Av	Yonge St	Hwy 401	Dufferin St & Allen Exp	288,297-299,308-310,317-32
17	-NW	Steeles Av	Dufferin St &	Hwy 401	Humber R	289-296,311-316
	issauga-S	Dundas St	Etobicoke Cr	Lake	City Limits	500-515,540
9	-NW	Hwy 401	Credit R	Hwy 5	City Limits	516,550
20	-NE	Steeles Av	City Limits	Dundas St	Credit R	517-532
	pton-West	#10 Side Rd	Heart Lake Rd	Steeles Av	2nd Line	570-576
22	-East	Hwy 7	Torbram Rd	Steeles Av	Heart Lake Rd	560-564
23 Oakv	ille					600~615
24 Cale	don					585-587
25 King						460-461
-	mond Hill					420-424
Vaugi						410-413
v a a g i	11011					410 413
26 Auroi	ra					440-442
	willimbury					455-456
Georg						470-473
	gina Is					474-476
	arket					450-452
	/Stouff					430-431
						/00 /07
7 Marki	nam					400-403
28 Ajax						810-812
Picke	ering					800,801,803-807,820
Uxbr	idge					830-832
29 Halto	on					630-639
Milto						620-626
In Open	gevill e					590-592
31 Bradi						480-481
Tecun	mseh/Beeton					484
						/ 07
Totte	enham willimbury					483 482





Rental Market Survey

October 1988





February 1989

CMHC RENTAL MARKET SURVEY -- Toronto CMA

October 1988

We are pleased to provide you with the results of our semi-annual rental market survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing six or more self-contained units, buildings with three to five units, and row structures. Both privately initiated and publicly assisted units are included in the survey.

Rents charged for both occupied and vacant units are also collected.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact the Toronto Branch Market Analyst at (416) 781-2451.

W. J. Beatty Acting Manager

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Toronto Branch



VACANCY RESULTS

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto Census Metropolitan Area (CMA) was 0.2% in October 1988, unchanged from the level recorded in April 1988. Almost 50% of the 479 vacancies recorded are located in the City of Toronto. This can be attributed to the relatively high price of many rental units due to the high level of amenities, and the recent number of rental completions in the downtown core. Approximately 25% of the remaining vacancies are located in the City of Mississauga and are concentrated in a few recently completed rental projects. The remaining vacancies recorded are dispersed throughout the Toronto CMA.

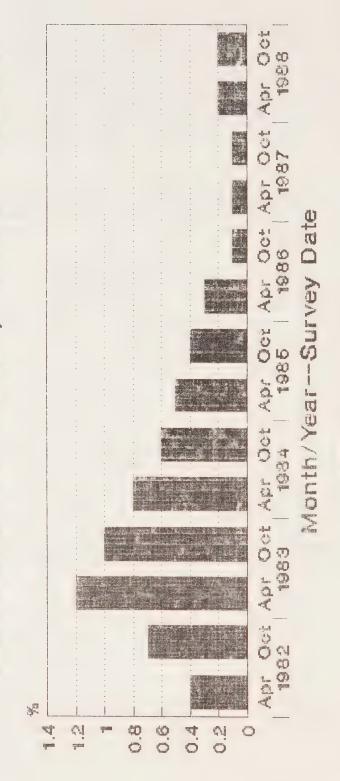
Public rental projects in the Toronto CMA, which include limited dividend housing, continue to have an extremely low vacancy rate (0.0%) with only 47 available units out of 97,000. The Provincial government will be stepping up its provision of non-profit rental housing in the next 12 months which may ease this situation.

In comparison, the total Ontario rental vacancy rate for the private universe of buildings containing 6 or more units was 0.7% in October 1988. In privately initiated apartments of 3 or more units the Ontario vacancy rate was 0.8%, and in row projects 0.9%. All of these rates were unchanged from April 1988 (vacancy rate figures for selected areas in Canada are found in the appendix of this report).

VACANCY RATE BY PROJECT TYPE AND SIZE TORONTO CMA, OCTOBER 1988

******	******	*****	**********	******	*****	******	********
PRIVATE		APARTME	NT		ROW		OVERALL
# OF UNITS	SIZE OF	*	VACANCY	SIZE OF	*	VACANCY	VACANCY
IN PROJECT	UNIVERSE	VACANT	RATE	UNIVERSE	VACANT	RATE	RATE
*********	******	*****	**********	******	*****	*******	******
3-5	10688	156	1.5	58	0	.0	1.5
6-99	112327	264	.2	5777	11	.2	. 2
100+	171450	215	.1	3820	2	.1	.1
TOTAL PRIVATE	294465	635	.2	9655	13	.1	.2
TOTAL PUBLIC	84908	43	.1	12258	4	.0	.0
OVERALL TOTAL	379373	678	.2	21913	17	.1	.2
	========		:========	==========			

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Vacancy Rate

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VACANCY RATES BY BEDROOM TYPE -- HISTORICAL COMPARISON PRIVATE APARTMENTS, SIX UNITS AND OVER TORONTO CMA, OCTOBER 1988

BACHELOR 1-BEDROOM 2-BEDROOM 3-BEDROOM ALL UNITS

SURVEY DATE					
1982 APRIL OCTOBER	.7 1.0	.2	.4	.8	.4
1983 APRIL OCTOBER	1.6	.9	1.3	1.8	1.2
1984 APRIL OCTOBER	.8	.6	.9	1.0	.8
1985 APRIL OCTOBER	. 9	.3	.3	.4	.5
1986 APRIL OCTOBER	.5 .2	.3	.3	.3	.3
1987 APRIL OCTOBER	.4	.1	.1	.1	.1
1988 APRIL OCTOBER	.3	.2	.2	.2	.2

CONTINUING STRONG DEMAND

Since October 1986, the vacancy rate has remained very low in all structures for all bedroom types. The last survey in which the vacancy rate surpassed 1.5% for the Toronto CMA was in October 1975. It is estimated that vacancy rates will not ease for some time due to:

- a continuing strong demand for rental accommodation generated by a strong economy, and related high levels of migration to the Greater Toronto Area;
- ° slower rates of family versus non-family household formation; and
- o increasing difficulty for entry-level buyers to purchase a home as a result of high house prices.

Strong demand for housing has continued through 1988. The unemployment rate in October 1988 was a mere 3.2% in Toronto which has contributed to the demand for both rental and ownership housing. The National unemployment rate in October was 7.9%.

IN-MIGRATION

For the period from October 1987 to September 1988, net interprovincial migration to Ontario was roughly 19,000 persons. In the same period, net international migration was approximately 65,000 persons. A large number of these 84,000 migrants are attracted to the Greater Toronto Area. Extremely tight vacancy rates and rapid increases in house prices have not dramatically reduced the number of people coming to work and live in the area, however, migration is expected to taper off with the slowing of the economy.

STARTS AND COMPLETIONS

Although starts and completions for private rental housing are up in 1988, many of these are rental syndication projects (essentially investor-owned condominiums) and co-op ILM projects sponsored by the Federal government. Starts for assisted rental housing should rise in the next few years as the Provincial government increases its delivery of non-profit units.

HOUSING COMPLETIONS BY TENURE HISTORICAL COMPARISON TORONTO CMA, OCTOBER 1988

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
1984	14136	1206	4937	3904	24183
1985	15594	704	1943	1640	19881
1986	21038	2289	1565	2169	27061
1987	27929	6389	646	1560	36524
1988	25041	5125	3353	723	34242

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, OCTOBER 1988

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
1984	14631	912	1297	2380	19220
1985	19694	2765	2152	2667	27278
1986	26255	5714	1560	1057	34586
1987	29849	12488	1789	2392	46518
1988	20839	12834	2698	2421	38792

RENT RESULTS

Average rents in the Toronto CMA over the last 12 months (October 1987 to October 1988) rose by approximately:

- ° 5.5% for bachelor units;
- 4.1% for 1-bedroom units;
- ° 5.0% for 2-bedroom units; and
- 7.3% for 3-bedroom units.

These increases are essentially in line with the Provincial statutory rent review guideline of 4.7% for 1988. The guideline for 1989 is 4.6%.

AVERAGE RENTS OF ALL UNITS AND VACANT UNITS PRIVATE APARTMENTS, SIX UNITS AND OVER TORONTO CMA, OCTOBER 1988

	ALL UNITS	VACANT
BACHELOR	409	482
1-BEDROOM	493	751
2-BEDROOM	596	1053
3-BEDROOM	738	1082

Rents vary widely across the Toronto CMA, which can be attributed to location, amenities, quality of construction, and notably, the age of rental housing stock. The cities of Toronto, Mississauga, Oakville and Brampton where most recent rental construction has taken place, tend to have relatively high rents. Etobicoke, the City of York, Scarborough, East York, and North York where much of the rental stock is over 15 years old, tend to have relatively low rents.

The price of a vacant rental unit is quite different from all units in the private universe. In October 1988, the average rent of a 2-bedroom vacant unit in the Toronto CMA is \$1053. In comparison, the average rent for all 2-bedroom units surveyed is \$596. Units in this lower price range have been subject to rent review for the past 13 years and are considered to be very difficult to obtain.

		TUKUN	IIU CMA, O	JUBER 1980	•	DACUELOD	1 - RED DOOM	2-REDDOOM	3-BEDROOM
		OCT OO	OCT OR	OCT 88	OCT 88			12-MONTH	
ZONE	LOCATION	OCT 88	OCT 88	2-BEDROOM				% CHANGE	
ZUNE	LOCATION	DACILLOR	1 DLDROOM	L DEDICOCI	J DEDITOR!	,, 0,,,,,,,	., .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	., .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
1	Toronto (Central)	445	576	772	1146	6.7	4.0	5.7	3.7
2	Toronto (East)	334	436	531	640	6.6	3.9	4.3	16.0
3	Toronto (North)	402	501	691	1123	5.6	5.3	4.2	. 3
4	Toronto (West)	405	501	614	867	3.3	2.0		6.1
1-4	Toronto City	419	527		1083	5.6	3.8		2.5
1-4	Toronto crty	**/	200	0,2					
5	Etobicoke (South)	324	386	468	532	6.9	3.4	3.4	-4.3
6	Etobicoke (Central)	392	473	594	755	7.3	2.2	2.7	1.4
7	Etobicoke (North)	339	450	568	679	-6.5	1	7.8	7.8
5-7	Etobicoke City	337	438	562	727	6.7	2.3	3.8	2.2
8	York City	355	475	571	761	12.8	8.7	9.7	15.5
9	East York (Borough)	377	444	541	730	-1.8	-2.0	5.0	8.5
	•								
10	Scarborough (Central)	418	476	536	644	8.0	7.2	5.1	5.4
11	Scarborough (North)	401	567	655	792	13.4	4.9	4.2	5.7
12	Scarborough (East)	548	500	595	688	9.5	11.3	9.5	8.5
10-12	Scarborough City	455	491	577	694	8.9	7.7	6.3	6.6
13	North York (Southeast)	341	477	555	637	4.4	7.5	4.7	5.3
14	North York (Northeast)	620	575	685	809	2.2	7.5	5.8	32.8
15	North York (Southwest)	347	436	532	661	-3.5	4	2.5	5.7
16	North York (N. Central)	365	451	543	654	6.3	. 2	1.4	.5
17	North York (Northwest)	392	447	518	617	3.1	3.0	3.2	4.8
13-17	North York City	421	472	563	677	1.4	3.8	3.7	11.0
'-17	Metropolitan Toronto	411	489	586	734	5.5	3.9	4.5	7.1
18	Mississauga (South)	374	467		643	5.4	4.5		
19	Mississauga (Northwest)	533	661		863	11.1			
20	Mississauga (Northeast)	357	548		762	9.4			
18-20	Mississauga City	381	524	644	746	6.9	5.8	6.8	7.7
				500		7.0	. 7	F 0	7 /
21	Brampton (West)	385	485		573	7.8	4.3		
22	Brampton (East)	466	619			10.5	5.6		
21-22	Brampton City	412	529	644	753	8.5	5.0	5.4	5.4
0.7		7/5	407	F00	70.5	0.5	r 0	г о	4.3
23	Oakville Town	345	487	592	785	8.5	5.8	5.8	4.2
2/4	Caladas	,	÷ 439	521	*		× 13.0	10.4	4.7
24	Caledon	,	437	27.1	^		^ 15.0	10.7	
25	R. Hill, Vaughan, King	412	475	560	724	4.0	5.5	4.6	3.5
26	Aurora, Newm., Whit-St.	325	473			1.2			
27	Markham Town	357	439			3			
25-27	York Region	372	465		670	2.1			
		5,2	,,,,	250					
28	Pickering, Ajax, Uxbridg	e i	÷ 402	576	770	2	8.9	6.8	14.4
29	Milton, Halton Hills	406	438			14.2			
30	Orangeville	353	425		*	6.6			
31	Bradford, W. Gwillimbury		382		514		* ×	90	÷ *
18-31	Remaining Toronto CMA	380	510		749	6.7	5.5	6.0	7.9
1-31	Toronto CMA	409	493	596	738	5.5	4.1	5.0	7.3

^{*} Sample too small or not available

MOTE: 12 month % change is based on a matched sample

OUTLOOK

Our expectation is that vacancy rates will continue to be low but will ease slightly over the next 12 months. All indicators suggest that the an easing effect on the vacancy rate will occur due to: the completion of more investor-owned condominiums; the realization of Provincial programs and commitments designed to provide more affordable rental and ownership housing; lower rates of migration from other provinces; and stepped-down growth in the economy.

Provincial rent review will continue to have a moderating effect on rents charged in the Toronto CMA. Rents are expected to rise by approximately 5.5 to 6.0% which takes into consideration the Provincial statutory increase and the rental increase decisions being handed down by the Ontario Ministry of Housing's rent review board.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- o condominiums which are individually owned and rented to tenants on a private basis; and
- o structures with less than three rental units (including basement and accessory apartments).

Please note that rents are recorded for privately initiated projects of three units and over but not for assisted rental projects.

Furthermore, Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

In October 1988, 87.1% of the estimated private rental universe in the Toronto CMA was sampled. Vacancy data was acquired for 95.4% of the sample, while rental rate information was obtained for 70.1% of the sampled units.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact the Toronto Branch Market Analyst at (416) 781-2451.

DEFINITIONS

There are four universes* which comprise the total rental stock of buildings included in the survey:

- o privately initiated rental apartments in buildings containing 6 or more apartment units;
- ° privately initiated rental apartments in buildings containing 3 to 5 units;
- ° privately initiated rental units in row housing projects; and
- o publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Area (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census. Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

^{*}The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.



APPENDIX

LIST OF TABLES

Vacancy Rates By Zone, Private Apartments--Six Units and Over

Summary of Bachelor Units By Zone, Private Apartments--Six Units and Over

Summary of 1-Bedroom Units By Zone, Private Apartments--Six Units and Over

Summary of 2-Bedroom Units By Zone, Private Apartments--Six Units and Over

Summary of 3-Bedroom Units By Zone, Private Apartments--Six Units and Over

Estimated Private Universe and Number Of Vacant Units (6+, 3-5, and Row)

Estimated Private and Public Universe and Number of Vacant Units, Totals

Ontario Vacancy Results, Privately Initiated Row And Apartment Units,

Completed Prior To July 1988

Ontario Vacancy Results, Privately Initiated Row And Apartment Units, Completed Prior To July 1988 (Continued)

Vacancy Rates in Apartment Structures of Six Units and Over (Privately Initiated), Selected Centres Across Canada

Vacancy Rates in Apartment Structures of Six Units and Over (Privately and Publicly Initiated), Selected Centres Across Canada

Toronto CMA Zone Boundaries

Map--Rental Market Survey Zones



ZONE	LOCATION	OCTOBER	ABBYE	0.0000000000000000000000000000000000000		
ZUNE	LOCATION	OCTOBER 1987	APRIL 1988	OCTOBER	# OF VACANT	SIZE OF
		1707	1700	1988	UNITS	UNIVERSE
1	Toronto (Central)	.1	. 2	.1	34	27343
2	Toronto (East)	.2	.7	.0	2	4936
3	Toronto (North)	.3	.3	.1	36	28926
4	Toronto (West)	.6	. 6	.7	144	19568
1-4	Toronto City	.2	.3	.3	216	80773
5	Etobicoke (South)	.4	. 2	.1	10	9617
6	Etobicoke (Central)	.1	.0	.0	7	14539
7	Etobicoke (North)	.0	.0	.1	4	4038
5-7	Etobicoke City	.2	.1	.1	21	28194
8	York City	.0	.1	.1	10	15888
9	East York (Borough)	.0	.1	.0	2	17947
10	Scarborough (Central)	.0	.0	.1	7	13460
11	Scarborough (North)	.0	.1	.0	1	6371
12	Scarborough (East)	.0	.1	.1	14	9857
10-12	Scarborough City	.0	.0	. 1	22	29688
13	North York (Southeast)					
14	North York (Northeast)	.0	. 2	.0	8	16974
15		.0	.1	.1	10	11115
16	North York (Southwest) North York (N. Central)	.0	.0	0	1	9497
17	North York (Northwest)	.0	.0	.0	9	11812 12680
13-17	North York City	.0	.1	.1	32	62078
13 17	NOT OIL TOTAL CITY	. 0	• •	• 4	32	62076
1-17	Metropolitan Toronto	.1	. 2	.1	303	234568
18	Mississauga (South)	.1	.1	.1	14	11396
19	Mississauga (Northwest)	.1	1.2	.2	8	4056
20	Mississauga (Northeast)	.2	.3	.8	91	11929
18-20	Mississauga City	. 1	.3	.4	113	27381
21	Brampton (West)	.1	.1	.1	4	5113
22	Brampton (East)	.5	. 6	.7	25	3773
21-22	Brampton City	.3	.3	.3	29	8886
23	Oakville Town	.1	.3	. 4	18	4309
24	Caledon	*	. 0	.0	0	80
25	R. Hill, Vaughan, King	*	.0	.0	0	1789
26	Aurora, Newm., Whit-St.	*	.2	. 9	13	1456
27	Markham Town	.0	. 2	.1	1	1061
25-27	York Region	.0	.1	.3	14	4306
28	Pickering, Ajax, Uxbridge	0	. 1	.1	1	1835
29	Milton, Halton Hills	, 0 *	.2	.1	1	1319
30	Orangeville	*	.1	.0	0	739
31	Bradford, W. Gwillimbury	*	.3	.0	0	354
18-31	Remaining Toronto CMA	*	.3	.4	176	49209
	The state of the s				2.0	,,,,,,
1-31	Toronto CMA	. 1	. 2	.2	479	283777

^{*} Sample too small or not available

SUMMARY OF BACHELOR UNITS BY ZONE PRIVATE APARTMENTS, SIX UNITS AND OVER TORONTO CMA

		PREVIO	US VACANO	Y RATES	TORONTO CMA	OCTOBE	R 1988 SU	MMARY	
ZONE	LOCATION	APRIL 1987	OCTOBER 1987	APRIL 1988			SIZE OF UNIVERSE		% CHANGE
1	Toronto (Central)	1.0	. 2	.1	.1	6	7175	445	6.7
2	Toronto (East)	.6	. 0	2.0	. 2	2	943	334	6.6
3	Toronto (North)	. 1	. 0	. 0	.1	5	5058	402	5.6
4	Toronto (West)	.3	.5	.4	.5	27	4946	405	3.3
1-4	Toronto City	.5	. 2	.3	.2	40	18122	419	5.6
5	Etobicoke (South)	.0	.5	.0	1.0	8	784	324	6.9
6	Etobicoke (Central)	.0	.0	. 0	.0	0	96	392	7.3
7	Etobicoke (North)	. 0	. 0	. 0	.0	0	24	339	-6.5
5-7	Etobicoke City	. 0	.4	.0	. 9	8	904	337	6.7
8	York City	.0	.3	. 0	.2	3	1683	355	12.8
9	East York (Borough)	. 2	. 0	.0	.0	0	1094	377	-1.8
10	Scarborough (Central)	. 0	.0	.0	.3	1	340		
11	Scarborough (North)	. 0	.0	.0	.0	0	81	401	13.4
12	Scarborough (East)	. 0	.0	. 0	. 0	0	192	548	9.5
10-12	Scarborough City	. 0	.0	. 0	.2	1	613	455	8.9
13	North York (Southeast)	. 0	.7	. 0	.0	0			4.4
14	North York (Northeast)	. 0	.0	.4	. 0	0			
15	North York (Southwest)	. 0	.0	. 0	. 0	0			
16	North York (N. Central)	. 0	.0	. 6	. 6	1			
17	North York (Northwest)	. 0	.0	. 5	.0	0			
13-17	North York City	. 0	.1	. 2	.1	1	1086	421	1.4
1-17	Metropolitan Toronto	.4	.2	. 2	. 2	53	23502	411	5.5
18	Mississauga (South)	.0	.0	.3	. 6	2	343	374	5.4
19	Mississauga (Northwest)	.0	. 0	2.8	.0	0	56	533	11.1
20	Mississauga (Northeast)	.0	. 0	. 0	.4	1	254	357	9.4
18-20	Mississauga City	.0	.0	.6	.5	3	653	381	6.9
21	Brampton (West)	. 0	. 0	. 0	.0	0	143	385	7.8
22	Brampton (East)	.0	1.5	.0	1.4	1	70	466	10.5
21-22	Brampton City	. 0	.5	.0	.5	1	213	412	8.5
23	Oakville Town	1.5	.0	. 0	. 0	0	147	345	8.5
24	Caledon	*	*	. 0	.0	0	9) }	*
25	R. Hill, Vaughan, King	.0	1.2	. 0	. 0	O	95	5 412	4.0
26	Aurora, Newm., Whit-St.	.0	.0	. 0	.0	0	77	7 325	1.2
27	Markham Town	.0	.0	. 0	.0	0	13	357	3
25-27	York Region	.0	.6	. 0	. 0	0	185	378	2.1
28	Pickering, Ajax, Uxbridge	.0	.0	. 0	. 0	C			
29	Milton, Halton Hills	*	.0	4.2	. 0	C			
30	O rangeville	*	*	2.2	.0	C) 63		
31	Bradford, W. Gwillimbury	*	*	.0	.0	C			
18-31	Remaining Toronto CMA	*	*	.5	.3	4	1315	380	6.7
1-31	Toronto CMA	.4	.2	.3	.2	57	7 24817	7 40	5.5

^{*} Sample too small or not available

NOTE: 12-month % change is based on a matched sample

SUMMARY OF 1-BEDROOM UNITS BY ZONE PRIVATE APARTMENTS, SIX UNITS AND OVER

TORONTO CMA PREVIOUS VACANCY RATES OCTOBER 1988 SUMMARY ______ APRIL OCTOBER APRIL OCTOBER VACANT SIZE OF AVERAGE 12-MONTH 1987 1987 1988 1988 UNITS UNIVERSE RENT % CHANGE .1 . 0 . 2 . 1 16 14082 576 4.0 .1 . 3 . 3 .0 0 2831 436 3.9 . 0 . 0 . 3 . 2 24 15198 501 5.3 .4 .7 . 6 . 7 69 9904 501 2.0 .2 .2 . 3 . 3 109 42015 527 3.8 . 0 .3 . 1 . 0 4188 386 3.4 . 0 .0 . 0 . 1 3 473 4157 2.2 . 0 . 1 . 0 . 0 693 450 -1.0 . 0 . 2 . 1 . 0 9038 438 2.3 . 1 . 0 . 1 6 8036 . 1 475 8.7 .0 .0 . 1 . 0 2 9535 444 -2.0 . 0 . 0 . 0 - 0 1 6029 676 7.2 . 0 .0 .1 . 0 1 2023 567 4.9 . 0 . 0 . 1 .2 6 2751 500 11.3 .0 .0 . 0 10803 .1 8 491 7.7 North York (Southeast) .0 . 0 . 2 1 5899 . 0 477 7.5 North York (Northeast) . 0 . 0 . 0 7 . 2 3622 575 7.5 North York (Southwest) . 1 .0 . 0 . 0 0 3809 436 -.4 North York (N. Central) .0 .0 . 0 .0 0 4376 451 .2 North York (Northwest) .0 . 1 .0 .0 2 4673 447 3.0 .0 .1 .0 .0 10 22379 472 3.8 . 1 . 1 . 2 .1 139 101806 480 3.9 4 .0 .0 . 1 . 1 4734 467 4.5 Mississauga (Northwest) . 0 . 0 1.6 2 8.8 . 1 1361 661 Mississauga (Northeast) .1 . 1 . 1 12 . 3. 3768 548 6.7 .0 . 1 .3 . 2 18 9863 524 5.8 . 0 . 1 . 1 . 0 0 2003 485 4.3 . 0 .5 .4 .6 6 966 619 5.6 . 0 .2 .2 . 2 2969 529 5.0 .3 .1 .2 .2 3 1353 487 5.8 .0 0 26 439 13.0 . 0 R. Hill, Vaughan, King . 0 . 0 . 0 . 0 Ω 637 475 5.5 7.6 Aurora, Newm., Whit-St. .0 .2 . 2 . 2 1 615 473 .2 420 . 0 . 0 .5 1 439 2.0 1672 . 0 . 1 .2 . 1 2 465 5.2 Pickering, Ajax, Uxbridge .0 . 0 . 0 .0 0 149 402 8.9 . 0 . 0 .2 4.3 * 1 511 438 . 0 .0 337 425 5.4 Bradford, W. Gwillimbury .8 .0 0 113 382 . 3 .2 30 16993 510 5.5

Sample too small or not available NOTE: 12 month % change is based on a matched sample

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.2

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169

118799

493

4.1

. 1

ZONE LOCATION

Toronto (Central)

Toronto (East)

Toronto (North)

Toronto (West)

Etobicoke (South)

Etobicoke (North)

Etobicoke City

York City

10-12 Scarborough City

13-17 North York City

Etobicoke (Central)

East York (Borough)

Scarborough (Central)

Scarborough (North)

Scarborough (East)

Metropolitan Toronto

Mississauga (South)

Mississauga City

Brampton (West)

Brampton (East)

Brampton City

Oakville Town

Markham Town

Milton, Halton Hills

Remaining Toronto CMA

York Region

Orangeville

Toronto CMA

Caledon

Toronto City

1

2

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1-4

5

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5-7

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21-22

18-20

SUMMARY OF 2-BEDROOM UNITS BY ZONE PRIVATE APARTMENTS, SIX UNITS AND OVER

TORONTO CMA

APRIL OCTOBER APRIL OCTOBER VACANT SIZE OF AVERAGE 12-HON			PREVIO	US VACANO	Y RATES		OCTOBER	1988 SUMM	ARY	
1 Toronto (Central)			APRIL	OCTOBER	APRIL		VACANT	SIZE OF	AVERAGE	12-MONTH
2 Toronto (East)	ZONE	LOCATION	1987	1987	1988	1988	UNITS	UNIVERSE	RENT	% CHANGE
3 Toronto (North) .5	1	Toronto (Central)	. 0	. 0	. 3	.2	10	5541	772	5.7
4 Toronto (Hest)	2	Toronto (East)	.8	.0	.2	.0	0	1130	531	4.3
1-4 Toronto City	3	Toronto (North)	.5	.1	.3	.1	5	7494	691	4.2
5 Etobicoke (South)	4	Toronto (West)	.6	.7	. 9	1.0	41	4147	614	*
6 Etobicoke (Central)	1-4	Toronto City	.4	.2	. 4	.3	56	18312	692	3.9
7 Etobicoke (North)	5	Etobicoke (South)	. 0	.4	.3	. 0	0	4359	468	3.4
5-7 Etobicoke City .0 .2 .1 .0 5 14420 562 .3 8 York City .8 .0 .2 .0 0 5526 571 .5 9 East York (Borough) .1 .0 .1 .0 0 6244 541 5 10 Scarborough (Central) .0 .0 .1 .0 0 3590 655 6 11 Scarborough (East) .0 .0 .1 .1 .0 0 3590 655 6 5 12 Scarborough (East) .0 .0 .1 .1 .0 .0 .1 .1 .0 .0 .0 .1 .1 .0 .0 .0 .1 .1 .0 .0 .0 .1 .1 .0 .0 .0 .1 .3 .5425 .685 .5 .0 .0 .0 .0 .0 .0 .0	6	Etobicoke (Central)	.0	.2	.0	.0	3	7656	594	2.7
8 York City	7	Etobicoke (North)	. 0	.0	. 0	.1	2	2405	568	7.8
9 East York (Borough)	5-7	Etobicoke City	. 0	. 2	. 1	.0	5	14420	562	3.8
10 Scarborough (Central)	8	York City	.8	. 0	. 2	.0	0	5526	571	9.7
11 Scarborough (North)	9	East York (Borough)	.1	.0	.1	. 0	0	6244	541	5.0
11 Scarborough (North)	10	Scarborough (Central)	. 0	. 0	. 0	.0	3	6256	536	5.1
12 Scarborough (East)							0		655	4.2
10-12 Scarborough City						. 1	7	5557	595	9.5
14 North York (Northeast)					. 0	.1	10	15403	577	6.3
14 North York (Northeast)	13	North York (Southeast)	. 0	. 0	. 2	.0	3	8837	555	4.7
15 North York (Southwest)										5.8
16 North York (N. Central) .0 .0 .0 .0 .1 3 5600 543 12										2.5
17 North York (Northwest)										1.4
13-17 North York City										3.2
18 Mississauga (South)								30708	563	3.7
19 Mississauga (Northwest)	1-17	Metropolitan Toronto	. 1	.1	. 1	. 1	87	90613	586	4.5
19 Mississauga (Northwest) .1 .3 .6 .0 1 2074 765 10 20 Mississauga (Northeast) .2 .2 .3 1.1 75 6625 677 72 18-20 Mississauga City .2 .2 .3 .6 84 14199 644 66 21 Brampton (West) .2 .0 .1 .1 4 2738 590 5 22 Brampton (East) .1 .3 .5 .6 12 2074 716 5 21-22 Brampton City .1 .1 .3 .3 .5 .6 12 2074 716 5 21-22 Brampton City .1 .1 .3 .3 .3 16 4812 644 5 23 Oakville Town .2 .0 .3 .3 8 2385 592 5 24 Caledon * * .0 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0	18	Mississauga (South)	.4	.1	. 1	. 1	8	5500	562	4.7
18-20 Mississauga City .2 .2 .3 .6 84 14199 644 6 21 Brampton (West) .2 .0 .1 .1 .4 2738 590 .5 22 Brampton (East) .1 .3 .5 .6 12 2074 716 .5 21-22 Brampton City .1 .1 .3 .3 16 4812 644 .5 23 Oakville Town .2 .0 .3 .3 8 2385 592 .5 24 Caledon * * .0 .0 .0 .0 .0 38 521 10 25 R. Hill, Vaughan, King .0 .0 .0 .0 .0 .958 560 .6 26 Aurora, Newm., Whit-St. .0 .0 .2 1.1 .8 697 557 .5 27 Markham Town .0 .0 .0 .0 .0 .5 .6 .4 28 Pickering, Ajax, Uxbridge .1 .0 .3 .1 .1 .8 2231 538	19	Mississauga (Northwest)	. 1	. 3	.6	.0	1	2074	765	10.1
21 Brampton (West)	20	Mississauga (Northeast)	. 2	. 2	.3	1.1	75	6625	677	7.6
22 Brampton (East) .1 .3 .5 .6 12 2074 716 .5 21-22 Brampton City .1 .1 .3 .5 .6 12 2074 716 .5 23 Oakville Town .1 .1 .3 .3 .3 .6 .4 .5 23 Oakville Town .2 .0 .3 .3 .3 .8 .2385 .592 .5 24 Caledon * * .0 .0 .0 .0 .0 .3 .5 .1 .0 </td <td>18-20</td> <td>Mississauga City</td> <td>. 2</td> <td>. 2</td> <td>.3</td> <td>.6</td> <td>84</td> <td>14199</td> <td>644</td> <td>6.8</td>	18-20	Mississauga City	. 2	. 2	.3	.6	84	14199	644	6.8
22 Brampton (East) .1 .3 .5 .6 12 2074 716 .5 21-22 Brampton City .1 .1 .3 .5 .6 12 2074 716 .5 23 Oakville Town .1 .1 .3 .3 .3 .6 .4 .5 23 Oakville Town .2 .0 .3 .3 .3 .8 .2385 .592 .5 24 Caledon * * .0 .0 .0 .0 .0 .3 .5 .1 .0 </td <td>21</td> <td>Brampton (West)</td> <td>. 2</td> <td>. 0</td> <td>.1</td> <td>.1</td> <td>4</td> <td>2738</td> <td>590</td> <td>5.2</td>	21	Brampton (West)	. 2	. 0	.1	.1	4	2738	590	5.2
21-22 Brampton City										5.7
24 Caledon * * * .0 .0 .0 .0 .38 521 10 25 R. Hill, Vaughan, King .0 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0		•								5.4
25 R. Hill, Vaughan, King .0 .0 .0 .0 .0 .0 958 560 62 26 Aurora, Newm., Whit-St0 .0 .2 1.1 8 697 557 55 27 Markham Town .0 .0 .0 .0 .0 576 482 -1 25-27 York Region .0 .0 .0 .4 8 2231 538 3 28 Pickering, Ajax, Uxbridge .1 .0 .3 .1 1 842 576 6 29 Milton, Halton Hills * .0 .1 .0 0 737 547 5 30 Orangeville * * .0 .0 .0 0 331 476	23	Oakville Town	. 2	. 0	.3	.3	8	2385	592	5.8
26 Aurora, Newm., Whit-St. .0 .0 .2 1.1 8 697 557 5 27 Markham Town .0 .0 .0 .0 .0 .0 .576 482 -1 25-27 York Region .0 .0 .0 .4 8 2231 538 3 28 Pickering, Ajax, Uxbridge .1 .0 .3 .1 1 842 576 6 29 Milton, Halton Hills * .0 .1 .0 0 737 547 5 30 Orangeville * * .0 .0 0 331 476 .0	24	Caledon	*	*	. 0	.0	0	38	521	10.4
26 Aurora, Newm., Whit-St. .0 .0 .2 1.1 8 697 557 5 27 Markham Town .0 .0 .0 .0 .0 .0 .576 482 -1 25-27 York Region .0 .0 .0 .4 8 2231 538 3 28 Pickering, Ajax, Uxbridge .1 .0 .3 .1 1 842 576 6 29 Milton, Halton Hills * .0 .1 .0 0 737 547 5 30 Orangeville * * .0 .0 0 331 476 .0	25	P. Hill, Vaughan, King	0	0	0	0	0	058	E40	4.6
27 Markham Town .0 .0 .0 .0 .576 482 -1 25-27 York Region .0 .0 .0 .4 8 2231 538 3 28 Pickering, Ajax, Uxbridge .1 .0 .3 .1 1 842 576 6 29 Milton, Halton Hills * .0 .1 .0 0 737 547 5 30 Orangeville * * .0 .0 0 331 476 .0										5.8
25-27 York Region .0 .0 .0 .4 8 2231 538 3 28 Pickering, Ajax, Uxbridge .1 .0 .3 .1 1 842 576 6 29 Milton, Halton Hills * .0 .1 .0 0 737 547 5 30 Orangeville * * .0 .0 0 331 476										-1.0
29 Milton, Halton Hills * .0 .1 .0 0 737 547 .9 30 Orangeville * * .0 .0 0 331 476 .7										3.7
29 Milton, Halton Hills * .0 .1 .0 0 737 547 .9 30 Orangeville * * .0 .0 0 331 476 .7	28	Pickering, Ajay, Ilyhnidga	1	0	7	1	1	862	E74	6.8
30 Orangeville * * .0 .0 0 331 476										5.6
										, .2
, 10 V 10/		_								, . L
										6.0
1-31 Toronto CMA .2 .1 .2 .2 204 116375 596 5	1-31	Toronto CMA	.2	. 1	. 2	.2	204	116375	596	5.0

^{*} Sample too small or not available

OTE: 12 month % change is based on a matched sample

16

SUMMARY OF 3-BEDROOM UNITS BY ZONE PRIVATE APARTMENTS, SIX UNITS AND OVER

TORONTO CMA

			US VACANO		TORUNTO CMA	OCTOBE	R 1988 SUMM	IARY	
		APRIL	OCTOBER		OCTOBER		SIZE OF	AVERAGE	12-MONTH
ZONE	LOCATION	1987	1987	1988	1988	UNITS	UNIVERSE	RENT	% CHANGE
1	Toronto (Central)	. 0	. 0	. 0	.4	2	545	1146	3.7
2	Toronto (East)	. 0	.0	. 0	.0	0	33	640	16.0
3	Toronto (North)	.2	.2	.1	.1	1	1177	1123	.3
4	Toronto (West)	.0	.0	1.0	1.4	8	570	867	6.1
1-4	Toronto City	.1	. 1	. 3	.5	11	2325	1083	2.5
5	Etobicoke (South)	. 0	. 0	.3	.0	0	287	532	-4.3
6	Etobicoke (Central)	. 0	.1	. 1	.0	1	2630	755	1.4
7	Etobicoke (North)	. 2	.1	.0	.2	2	916	679	7.8
5-7	Etobicoke City	. 1	.1	.1	.1	3	3833	727	2.2
8	York City	.0	. 0	. 0	.0	0	642	761	15.5
9	East York (Borough)	. 0	.0	.1	.0	0	1073	730	8.5
10	Scarborough (Central)	. 0	.0	. 1	.2	2	835	644	5.4
11	Scarborough (North)	. 0	.1	. 2	.0	0	677	792	5.7
12	Scarborough (East)	.2	.1	. 1	. 0	0	1357	688	8.5
10-12	Scarborough City	.1	. 1	.1	.1	2	2869	694	6.6
13	North York (Southeast)	. 0	. 0	. 2	.2	4	2085	637	5.3
14	North York (Northeast)	. 0	. 0	. 2	.0	0	1830	809	32.8
15	North York (Southwest)	. 2	. 0	. 0	.1	1	863	661	5.7
16	North York (N. Central)	. 0	.0	.1	.0	0	1665	654	.5
17	North York (Northwest)	. 0	. 0	. 0	.0	0	1463	617	4.8
13-17	North York City	. 0	.0	.1	.1	5	7906	677	11.0
1-17	Metropolitan Toronto	. 0	. 0	. 1	.1	21	18648	734	7.1
18	Mississauga (South)	. 1	.1	. 0	.0	0	819	643	4.3
19	Mississauga (Northwest)	. 0	. 0	2.5	. 9	5	565	863	9.3
20	Mississauga (Northeast)	.5	. 2	. 3	. 2	3	1282	762	9.4
18-20	Mississauga City	. 3	.1	.8	.3	8	2666	746	7.7
21	Brampton (West)	. 0	.4	. 0	. 0	0	229	573	3.6
22	Brampton (East)	. 0	1.2	1.2	. 9	. 6	663	814	5.9
21-22	Brampton City	. 0	1.0	. 9	.7	6	892	753	5.4
23	Oakville Town	.4	.2	1.2	1.7	7	424	785	4.3
24	Caledon	*	*	. 0	.0	0	7	*	4.7
25	D 11:33 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
25 26	R. Hill, Vaughan, King	. 0	.0	.0	.0	0	99	724	3.5
2.7	Aurora, Newm., Whit-St. Markham Town	. 0	.0	. 0	6.0	0	67	669	9.5
. 5-27		. 0	.0	. 0	, 0		52	567	3.2
. 5-27	York Region	. 0	. 0	. 0	1.8	4	218	670	4.9
28	Pickering, Ajax, Uxbridge	. 0	. 0	. 0	.0	0	833	770	14.4
29	Milton, Halton Hills	#	. 0	. 0	.0	0	50	680	*
30	Orangeville	*	*	. 0	.0	0	7	*	4.9
31	Bradford, W. Gwillimbury	*	*	. 0	.0	0	40	514	*
18-31	Remaining Toronto CMA	*	*	. 6	.5	25	5137	749	7.9
1 -31	Toronto CMA	. 1	. 1	. 2	. 2	46	23785	738	7.3

[%] Sample too small or not available

TTE: 12 month % change is based on a matched sample

				6+ APT			3-5 APT			ROW
		6+ APT	PRIVATE	VACANCY	3-5 APT	PRIVATE	VACANCY	ROW	PRIVATE	VACANCY
ZONE	LOCATION		6+ APT			3-5 APT		VACANT	ROW	RATE
1	Toronto (Central)	34	27343	.1	46	1011	1.7	2		*
2	Toronto (East)	2	4936	.0	21	982	2.1	1	14	
3	Toronto (North)	36	28926	.1	24	1739	1.4	0	64	.0
4	Toronto (West)	144	19568	.7	44	1951	2.3	9	168	5.4
1-4	Toronto City	216	80773	.3	135	5683	2.4	12	256	4.7
5	Etobicoke (South)	10	9617	.1	0	1053	.0	0	20	.0
6	Etobicoke (Central)	7	14539	. 0	1	67	1.5	0	522	.0
7	Etobicoke (North)	4	4038	.1	1	61	1.6	0	583	.0
5-7	Etobicoke City	21	28194	.1	2	1181	. 2	0	1125	.0
8	York City	10	15888	.1	0	1555	.0	0	116	.0
9	East York (Borough)	2	17947	.0	4	209	1.9	0	97	. 0
10	Scarborough (Central)	7	13460	.1	0	215	.0	1	382	.3
11	Scarborough (North)	1	6371	.0	0	0	. 0	0	263	.0
12	Scarborough (East)	14	9857	.1	0	66	.0	0	441	.0
10-12	Scarborough City	22	29688	.1	0	281	. 0	1	1086	. 1
13	North York (Southeast)	8	16974	. 0	0	28	.0	0	1528	.0
14	North York (Northeast)	10			0	59	. 0	C	1182	.0
15	North York (Southwest)	1			0			C	0	.0
16	North York (N. Central)	4			4			C	60	.0
17	North York (Northwest)	9			0			c	450	.0
13-17	North York City	32			4	790	.5	C	3220	.0
1-17	Metropolitan Toronto	303	234568	.1	145	9699	1.5	13	5900	.2
18	Mississauga (South)	14	11396	.1	0	139	.0	,	380	.3
19	Mississauga (Northwest)	8			0]	666	.2
20	Mississauga (Northeast)	91			0	0	.0	1	1255	.1
18-20	Mississauga City	113			0	143	.0	3	2301	.1
21	Brampton (West)	4	5113	.1	0	152	. 0	(528	. 0
22	Brampton (East)	25	3773	. 7	0	0	.0	(218	. 0
21-22	•	29	8886	.3	O	152	. 0	(746	.0
23	Oakville Town	18	4309	.4	0	7 <u>5</u>	.0	() 443	.0
24	Caledon	C	80	.0	C) (0.	() (0.0
25	R. Hill, Vaughan, King	c	1789	.0	4	90	4.4) (0.0
26	Aurora, Newm., Whit-St.	13			3				191	
27	Markham Town]			C) (0.0
25-27	York Region	14				7 275			191	.0
28	Pickering, Ajax]	183	5 .1	() 58	3 .0		0 65	5 .0
29	Milton, Halton Hills]			2	2 126		(0 0	0. 0
30	Orangeville	((0 (0. 0
31	Bradford, W. Gwillimbury					5 99			0 10	0. 0
18-31	Remaining Toronto CMA	176			12		1.2		3 3756	.1
1-31	Toronto CMA	479	28377	7 .2	157	7 10688	3 1.5	1	6 9656	. 2

^{*} Sample size too small or not available

		DDT	-	PRIVATE			PUBLIC			OVERALL
INE	LOCATION		PRIVATE			PUBLIC	VACANCY	OVERALL	OVERALL	VACANCY
INE	LOCATION	VACANT	UNIVERSE	RATE	VACANT	UNIVERSE	RATE		UNIVERSE	RATE
1	Toronto (Central)	82	28364	.3	2	16294	. 0	84	44658	. 2
2	Toronto (East)	24	5932	.4	1	5023	.0	25		.2
3	Toronto (North)	60	30729	. 2	0	1262	. 0	60	31991	. 2
4	Toronto (West)	197	21687	. 9	5	5661	.1	202	27348	.7
-4	Toronto City	363	86712	.4	8	28240	. 0	371	114952	.3
5	Etobicoke (South)	10	10690	. 1	0	1100	. 0	10	11790	. 1
6	Etobicoke (Central)	8	15128	.1	0	3642	. 0	8	18770	. 0
7	Etobicoke (North)	5	4682	.1	0	4158	. 0	5	8840	.1
-7	Etobicoke City	23	30500	.1	0	8900	. 0	23	39400	.1
8	York City	10	17559	. 1	1	5019	.0	11	22578	•
9	East York (Borough)	6	18253	. 0	3	1951	.2	9	20204	.0
0	Scarborough (Central)	8	14057	. 1	3	6542	. 0	1.1	20522	
1	Scarborough (North)	1	6634	. 0	0	5115	.0	11	20599	. 1
2	Scarborough (East)	14	10364	. 1	0	9163	.0	1	11749	. 0
-12	Scarborough City	23	31055	.1	3	20820	.0	14 26	19527 51875	.1
3	North York (Southeast)	8	18530	. 0	0	1057				
4	North York (Northeast)	10	12356	.1	0	1957	.0	8	20487	. 0
5	North York (Southwest)	1	9859	.0	0	1899	. 0	10	14255	. 1
6	North York (N. Central)	8	12112	.1	0	3687	.0	1	13546	.0
7	North York (Northwest)	9	13231	.1	0	2210	.0	8	14322	. 1
-17	North York City	36	66088	.1	0	9053 18806	.0	9 36	22284 84894	.0
17	Metropolitan Toronto	461	250167	.2	15	83736	.0	476	333903	.1
3	Mississauga (South)	15	11915	. 1	7					
9	Mississauga (Northwest)	9	4726	. 2	7	1773	.4	22	13688	. 2
)	Mississauga (Northeast)	92	13184	.7	6	1239	.5	15	5965	. 3
-20	Mississauga City	116	29825	. 4		2667	.4	104	15851	. 7
	The state of the s	110	29025	. **	25	5679	.4	141	35504	.4
1	Brampton (West)	4	5793	. 1	0	1234	. 0	4	7027	. 1
-	Brampton (East)	25	3991	.6	1	1160	.1	26	5151	.5
-22	Brampton City	29	9784	.3	1	2394	. 0	30	12178	.2
5	Oakville Town	18	4827	.4	2	1069	. 2	20	5896	.3
	Caledon	0	80	. 0	0	124	. 0	0	204	. 0
	R. Hill, Vaughan, King	4	1879	. 2	0	811	. 0	4	2690	.1
	Aurora, Newm., Whit-St.	16	1832	. 9	0	1304	.0	16	3136	.5
,	Markham Town	1	1061	. 1	0	533	. 0	1	1594	.1
27	York Region	21	4772	.4	0	2648	. 0	21	7420	.3
	Pickering, Ajax	1	1958	. 1	2	744	. 3	3	2702	.1
	Milton, Halton Hills	3	1445	. 2	2	587	.3	5	2032	. 2
	Orangeville	0	800	.0	0	111	.0	0	911	. 0
	Bradford, W. Gwillimbury	3	463	. 6	0	74	. 0	3	537	. 6
31	Remaining Toronto CMA	191	53954	. 4	32	13430	. 2	223	67384	. 3
1	Toronto CMA	652	304121	. 2	47	97166	. 0	699	401287	. 2

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1988 OCTOBER 1988

SURVEY AREA

APARTMENTS SIX UNITS AND OVER APARTMENTS THREE UNITS AND OVER

ROW

			VACANCY			VACANCY	INITUEDCE	WACANCIES	VAC
CMAs	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	KAI
Hamilton CMA *	41144	167	. 4	43748			2717		
Kitchener CMA *	23920	101	.4	25161	104		3621		
London CMA *	32932	679	2.1	36538	774		5726		
St. Catharines CMA *	13481	129	1.0	16484	183	1.1	889		
Oshawa CMA *	9564	37	.4	10338	45	.4	1748		
Ottawa CMA (Ontario Part) *	57272	926	1.6	61385	1022	1.7	12054		
Sudbury CMA *	6630	23	.3	8891	42	.5	826		
Thunder Bay CMA *	4375	50	1.1	5493	87	1.6	599		
Toronto CMA *	283777	479	.2	294465	635	. 2	9656		
Windsor CMA *	12408	101	.8	14441	. 148	1.0	410	7	
					7200	.6	38246	267	
Sub-Total CMAs	485503			516944 =======					
=======================================			.2	3097	, 5	.2	435		
CAs 50,000+ Population		5	.2	3097 6107	5 70	.2	435 29	. 0	
CAs 50,000+ PopulationBarrie CA *	2632	 5 57	.2 1.1	3097	5 70	.2	435 29 630	0 0	
CAs 50,000+ Population Barrie CA * Belleville CA *	2632 5347	5 57	.2	3097 6107	5 7 70	.2 1.1 .4 3.5	435 29 630 35	0 0	
CAs 50,000+ Population Barrie CA * Belleville CA * Brantford CA *	2632 5347 3695	5 57 16 52	.2 1.1 .4 2.5	3097 6107 4460	5 7 70 16 7 119	.2 1.1 .4 3.5	435 29 630 35 1035	0 0 11 0 0	
CAs 50,000+ Population Barrie CA * Belleville CA * Brantford CA * Cornwall CA *	2632 5347 3695 2052	5 57 16 52	.2 1.1 .4 2.5	3097 6107 4460 3447	5 7 70 1 16 7 119	.2 1.1 .4 3.5	435 29 630 35 1035	0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
CAs 50,000+ Population Barrie CA * Belleville CA * Brantford CA * Cornwall CA * Guelph CA *	2632 5347 3695 2052 6453	5 57 16 52 9	.2 1.1 .4 2.5	3097 6107 4460 3447 6829	5 70 16 119 9 6 42	.2 1.1 .4 3.5	435 29 630 35 1035 511	0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
CAs 50,000+ Population Barrie CA * Belleville CA * Brantford CA * Cornwall CA * Guelph CA * Kingston CA *	2632 5347 3695 2052 6453 8505	5 57 16 52 9 33	.2 1.1 .4 2.5 .1	3097 6107 4460 3447 6829	5 7 70 9 16 7 119 9 42 6 41	.2 1.1 .4 3.5 .1 .4	435 29 630 35 1035	0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
CAs 50,000+ Population Barrie CA * Belleville CA * Brantford CA * Cornwall CA * Guelph CA * Kingston CA * North Bay CA *	2632 5347 3695 2052 6453 8505 2211	5 57 16 52 9 33 32	.2 1.1 .4 2.5 .1 .4 1.4 2.1	3097 6107 4460 3447 6829 10156	5 70 16 42 6 41 7 92	.2 1.1 .4 3.5 .1 .4 1.3	435 29 630 35 1035 511	0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
CAs 50,000+ Population Barrie CA * Belleville CA * Brantford CA * Cornwall CA * Guelph CA * Kingston CA * North Bay CA * Peterborough CA *	2632 5347 3695 2052 6453 8505 2211	5 57 16 52 9 33 32 80	.2 1.1 .4 2.5 .1 .4 1.4 2.1	3097 6107 4460 3447 6829 10156 3256 4897	5 70 166 419 92 168	.2 1.1 .4 3.5 .1 .4 1.3 1.9	435 29 630 35 1035 511 301	0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

^{*} CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.

Calculation of vacancy rates are rounded according to an algorithm

designed by CMHC's Statistical Services Division and applied to all vacancy rates

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ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1988 OCTOBER 1988

RVEY AREA APARTMENTS SIX UNITS AND OVER APARTMENTS THREE UNITS AND OVER ROW

and CENTRES			VACANCY			VACANCY			VACANCY
000 to 50,000 Populat:	ion UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE
nville Town	67	0	.0	82	0	.0	**	**	**
Idimand Town	293	0	.0	315	0	.0	_	_	-
tsville Town	138	0	.0	194	0	.0	-	_	_
ticoke City	98	1	1.0	130	1	.8	-	_	_
t Hope Town	122	0	.0	122	0	.0	-	_	_
ockville CA	1928	78	4.0	2273	95	4.2	122	1	.8
tham CA *	2813	32	1.1	3854	54	1.4	88	0	.0
oourg CA	682	6	. 9	733	6	.8	14	0	.0
lingwood CA	542	1	.2	720	4	.6	××	жж	-
liot Lake CA	1475	360	24.4	1495	364	24.3	654	72	11.0
leybury CA	150	6	4.0	308	8	2.6	_	_	
kesbury CA	402	9	2.2	668	32	4.8	××	**	**
uskasing CA	340	43	12.6	674	66	9.8	_	-	_
ora CA	191	4	2.1	293	4	1.4	_	-	_
kland Lake CA	568	28	4.9	1095	44	4.0	-	-	-
mington CA *	877	18	2.1	940	20	2.1	××	жж	**
dsay CA	1082	11	1.0	1369	15	1.1	-	-	_
lland CA	800	1	.1	1040	6	.6	××	**	жж
Ilia CA	1024	8	.8	1490	14	.9	269	0	.0
n Sound CA	1233	4	.3	1663	9	.5	11	2	18.2
broke CA (Ontario Pari	696	25	3.6	961	45	4.7	31	0	. 0
ncoe CA	348	1	.3	532	1	.2	××	××	**
eatford CA	1731	70	4.0	2018	73	3.6	114	0	. 0
llsonburg CA	708	28	4.0	841	28	3.3	40	1	2.5
mins CA	926	6	. 6	1691	24	1.4	103	3	2.9
laceburg CA	383	48	12.5	470	53	11.3	100	3	3.0
odstock CA *	1093	5	.5	1430	12	.8	396	5	1.3
-Total CA's etc.	20710	794	3.8	27401	981	3.6	2028	87	4.3
,000 to 50,000 Populati	ion								
o-Total All CAs etc.	64289	1233	1.9	79948	1571	2.0	6734	138	2.0
TAL Ontario	549792	3925	.7	596892	4860	.8	44980	404	. 9

MAs, CAs and Centres 10,000+ population surveyed prior to April 1987

Results cannot be released where obtained from 3 or fewer structures.

E: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.

Calculation of vacancy rates are rounded according to an algorithm

designed by CMHC's Statistical Services Division and applied to all vacancy rates

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

APR OCT Barrie *** *** Belleville *** *** Calgary* 1.9 .7 Chicoutimi-Jonquiere* 1.6 1.9 Cornwall ***	- 1	APR OCT	- 1	APR OCT	Δ¥	R OCT	T APR	R OCT	L APR	2 OCT	r APR	00	r APR	סכד	APR	00	APR	00	
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##::##		* ***	* ***	*** ***	*	M		3.			0.		4.	0	7.	.2	1.7	. 2	Barrie
1:0		XXX				2	2)	3	2)	1	1	2			. (
1.9					(K =	k .	K .	K (K I			*	***	***	1.1	0.	7.1	1.0	Belleville
1.9		K		K.		1.	0	4 2.1			٠.	•	J.				. 3		Brantford
1.6						00 151	8 11.	1 11.7	7 13.4	4 10.1	7.7	M	3.9	4.4	57	4.3	3.9	2.4	Calgary*
***		1.9 1	1.2	.5 1.0	0 1.	9 3.	5 2.	5 2.4	2 1.6	5 1.3	1.4	2.1	5 2.9	6.7	6.5	7.8	5.2	5.5	Chicoutimi-Jonquiere*
		* ***	***	*** ***	*		9 1.	6		π.	8.	1.6	6.	80	9.	1.3	1.0	2.2	Cornwall
Edmonton* 3.0 1.9		2.7 1	1.0 2	2.4 1.1	1 3.	2 4.	3 7.	3 9.8	11.	2 9.7	7.9	4.4	5.1	4.6	5.8	5.8	6.8	4.5	Edmonton*
***						7	-	2			q						-		4-10-6
N N							4 6			•			, ,	3 .		7.	7	7	ud Tana
2 1				-	0		2			0			V. I. C	6.5	0.0	7.4	7.4	T . +	Malitax*
Hamilton* 3.3 2.1		1.9 1	1.5	1.3 1.1	•	7	6 1.	3		6	5		. 7	9.	.5	5.	4.	τi	Hamilton*
Kingston *** ***		* ***	* ***	*** ***	* 1.	2 1.	1 1.	0		2 .1	9.	1.1	1.5	1.2	1.5	1.0	1.1	4.	Kingston
Kitchener* 2.5 1.9		2.1 1	1.1	1.6 .7	7	6	9 2.	0.		9.	4.	5.	3.	. 2	4.	. 2	4.	4	Kitchener*
				3.4 1.7	7 2.	3 2.7	7 3.	1 2 1	5.0	7 1 0	0	7	9	4	0	0	00	0	
					_	· V	0	× ×	0		9**	1	N	q	1 4	2 6	, p	Q .	X () () () () ()
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0 (. 7	+ 1	7 7		9			7.	2.	*	٥.	. 2		Oshawa*
2.0				_	· part			m.		M)	1.0		2.0	5.6	2.6	2.7	2.7	1.9	Ottawa-Hull*
2.2			3.1 2	2.0 .6		. 4		2		V	80		1.3	1.7	2.8	1.4	1.7	7.5	Ottawa*
		7.7 6	4.8.9	4.5 3.8	8 2.	0	. 9	1. 9		2.	2.1	M.E	6.8	4.9	6.2	8.6	6.1	3.9	Hull*
Peterborough *** ***		* ***	* ***	*** ***	*	. 4	5 3.	5		K	4.		3 1.2	6.	6.	4.	2.5	1.7	Peterborough
Quebec City* 3.0 4.0		2.6 2	2.6 1	1.8 1.6	6 1.	5 4.	2 3.	3 4.6	2.6	3 1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	Quebec City*
Regina* 3.5 1.8			.7 1		. 2	6	2 2.	5 1.9	2.8	3 1.6	3.5	2.7	9.4	2.9	N N	2.2	4.2	4.7	Regina*
harines-Niagara* 2.2		2.8 1	1.8 1	1.7 .7	7 1.	1 1.	4 2.	6. 9		8.	9.	Lej	9.	. 7	0.	ī,	1.0	40	St. Catharines-Niadara*
7.7				IMI	.4	3	, 0	3.8	M. W.	W .00	M .00	2.4	4.6	4.4	5.0	4.3	3.7	3.6	St. John*
						1	9 6	0 3.6	13	25	2.9	1.6	10	9	7.2	7.8	10	7.0	
* ***						6 1	M	.8	M	2.6	2	0	7	5.7	1 12	α; α;	7	2	Sarnia
XX CO					8	-	K		4		l M	0		. 4	. 4	1 4	7 6	0 0	A CO + CO T T T T T T T T T T T T T T T T T T
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						k n	K Q			-1 X	- x	X		0 2		0.7	0 \		Sault Ste. Marie
K 6				K		KK	K .	K K K	N N	K ,	K K K	ž.	KKK	KKK		0.0	0.0	0	Sherbrooker
6.6						6 1.	3 1.	5.		9.	00		6.	. 7	œ.	ώ.	6.	4.	Sudbury*
Thunder Bay* 1.0 1.2		1.0	ω.		8 1.		4	~! O	2.1.	۳]	M.	4.	. 7	1.6	2.2	1.6	1.5	٥.	Thunder Bay*
Toronto* 1.1 1.0		1.1	9.	.5		. 4	6 1.	8.	3.	3 . 6	9.	4.	4.		2.		.2	. 1	Toronto*
Trois Rivieres* ***		* ***	* ***	*** ***	* 1.	5 4.	2 4.	0 3.8	3 2.	7 1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	Trois Rivieres*
	.2	. 1		.1 .1		5 1.	7 2.	4 1.2	2.	1 2.1	2.6	2.1	00	6.	2.1	1.0	6.	4.	Vancouver*
Victoria* 1.7	7.	۳.	proof.			6 1.4	4 2.	6 1.1	3.1	2.1	3.0	1.8	2.3	9.	1.0	M	1.0	M	Victoria*
Mindsor* 1.4 1.3	[N.)	00.0		9	9 6	M d	1 2.	5 1.7	1.1	0.	7.	. 7	r.	80	1.0	ιú	6	9.	Mindsor*
				4.1 3.1	1 1.	9 1.	2 1.	3 . 5	1.6	8.	90	5.	1.1	1.5	00	2.5	2.7	9.0	Minnipeg*
	11	11 11	11 11	61 61 61 61 61	15 11 11 11	11 11 11	80 80 80 80	11 21 21 21	11 11 11 11	11 11 11	##	11 11	11 11 11		11 11	11	88 88 88 88	11 11 11 11 11	
TOTAL (CMA's only) 2.9 2.8 2.5 2.1 1.6 1.2 1.	8 2	.5 2	1 1	.6 1.	2 1.	3 1.9	9 2.5	3 1.9 2.5 2.5 2.5 2.1 1.9 1.4 1.6 1.6	5 2.5	5 2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	TOTAL (CMA's only)

TORONTO CMA ZONE BOUNDARIES OCTOBER 1988

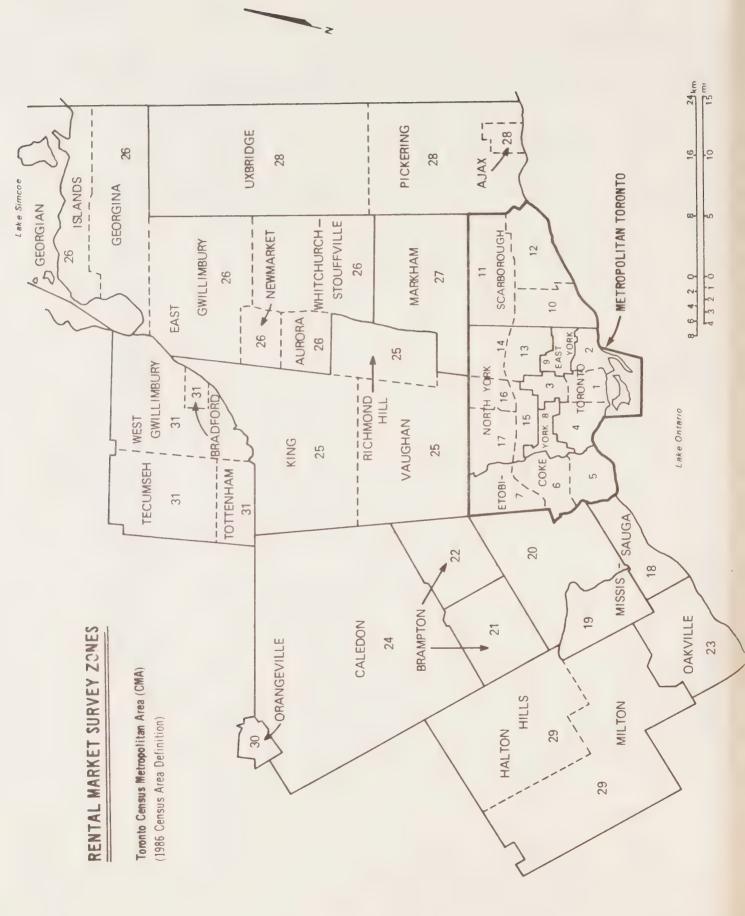
ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive		374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive		Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

CENSUS

ORONTO CMA ZONE BOUNDARIES (continued)

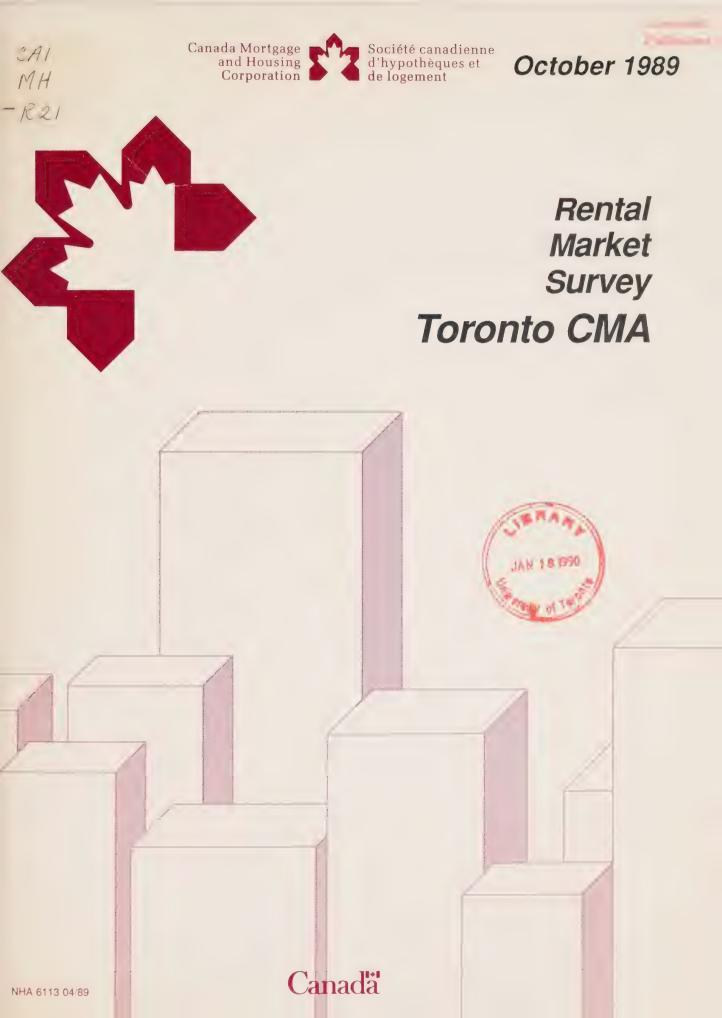
ONE	LOCATION	NORTH	EAST	SOUTH	WEST	TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan King					410-413 460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffvi	lle				430-431
	East Gwillimbury					455-456
27	Markham Town					400-403
28	Pickering*	,				800-801, 803-804
						807, 805*, 806*, 820*
	Ajax*					810-812, 805×,
						806×, 820×
	Uxbridge					830-831
29	Milton		*			620-626
	Halton Hills		•			630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton	·				484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483
	Georgina Township					470-475
	Georgina Island					476

Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary











HIGHLIGHTS OF THE OCTOBER 1989 RENTAL MARKET SURVEY

Toronto CMA

- The vacancy rate for privately initiated rental apartment structures with 6 or more units in the Toronto CMA eased slightly to 0.3% in October 1989.
- The vacancy rate for publicly initiated rental apartment structures in the Toronto CMA was 0.1%.
- The vacancy rate including newly completed apartment structures in the Toronto CMA was 0.5%.
- Toronto's vacancy rate, despite its slight easing, is still one of the lowest rates in Canada.
- Of those units vacant, most are in higher end product over \$1000 a month.
- Rents increased by approximately 7% from October 1988.
- Toronto completes its 16th consecutive year with a vacancy rate of less than 2.0%.
- Private rental construction activity continues to be very low.
- An oversupply of condominiums in the Toronto market will contribute to further easing of the vacancy rate in the next 12 months.

Canada Mortgage and Housing Corporation



Toronto Branch Office

650 Lawrence Avenue West Toronto, Ontario M6A 1B2 FAX: (416) 781-4473 TEL: (416) 781-2451 Succursale de Toronto

650, avenue Lawrence ouest Toronto (Ontario) M6A 1B2 FAX: (416) 781-4473 TEL: (416) 781-2451

December 1989

CMHC RENTAL MARKET SURVEY -- Toronto CMA

October 1989

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing six or more self-contained units, buildings with three to five units, and row structures. Both privately initiated and publicly assisted units are included in the survey.

Vacancy rates are recorded in April and October while rental rates are recorded in October only.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451.

J.A. Jarvis

Toronto Branch

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VACANCY RESULTS

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto Census Metropolitan Area (CMA) was 0.3% in October 1989, easing slightly from the 0.2% rate recorded in April 1989. This marks the first time in three and a half years that the vacancy rate has been 0.3% or more. This does not imply the Toronto market is returning to a more balanced state. Toronto's vacancy rate continues to be one of the lowest in Canada.

Over the past months, the actual number of vacancies in privately initiated rental apartments with 6 or more units has increased from 572 in April, to 979 in October. Virtually no vacancies exist in buildings built prior to 1976. The reason for the easing stems from an oversupply of condominiums which are competing with higher priced rental product.

Of all CMAs surveyed across Canada, only Victoria had a lower vacancy rate (0.2%) while Sudbury matched Toronto's rate of 0.3%. These rates are followed closely by Vancouver with a rate of 0.4%, Hamilton and Kitchener at 0.5%, and Thunder Bay at 0.6%. For the past three years, areas with the tightest vacancy rates in Canada continue to be concentrated in Ontario and British Columbia.

Of the Census Agglomerations (CAs) surveyed, only Barrie, Guelph, and Sault Ste. Marie had lower vacancy rates than Toronto (0.1%, 0.1%, and 0.2% respectively) while Kingston, Brantford, and Nanaimo matched Toronto's rate. With the exception of the southwestern British Columbia, the lowest vacancy rates continue to be in Ontario.

Within the Toronto CMA, vacancy rates for privately initiated rental apartment structures with 6 or more units were as follows:

	April	October
Area/Municipality	1989	1989
Toronto City	0.3%	0.4%
Etobicoke	0.1%	0.1%
York City	0.1%	0.1%
East York	0.1%	0.0%
Scarborough	0.0%	0.0%
North York	0.1%	0.1%
Metro Toronto	0.2%	0.2%
=======================================		
Mississauga	0.3%	1.1%
Brampton	0.3%	0.3%
Oakville	1.2%	0.8%
Caledon	0.0%	0.0%
York Region	0.0%	0.3%
Ajax/Pickering	0.7%	3.4%
Milton/Halton Hills	0.0%	0.5%
Orangeville	0.0%	0.0%
Toronto CMA	0.2%	0.3%
	=======	

Metro Toronto continues to be the tightest market within the Toronto CMA. Slight easing of the vacancy rate is apparent in the City of Toronto (Zones 1-4) since many of these units are at the higher end of the rent scale, excepting the eastern part of the City. Little change is expected as downtown living in private rental apartments at reasonable rents continues to be a very desirable option for most prospective tenants.

Oakville, Mississauga, and Ajax/Pickering have the highest vacancy rates in the Toronto CMA at 0.8%, 1.1%, and 3.4% respectively. This is due to recently completed private apartment structures which have not yet rented up in Oakville and Ajax/Pickering. This is also true in Mississauga to an extent. However, Mississauga also has a significant number of vacancies in luxury buildings which have been renting on the market for over a year. This situation confirms the increased competition from condominiums with private rental units at the high end of the market.

A summary of Toronto CMA vacancy rates by project type and size is given in the table below. In this Table, vacancy rates are presented for apartments and row structures of 3 units and over. The overall vacancy rate for private structures was 0.5% while the overall vacancy rate for public structures was 0.1%. In October 1988, there were 699 vacant public and private units and that number has more than doubled in the last year to 1491 units in October 1989.

***************************************	VACANCY	RATE	BY	PROJECT	TYPE	AND	SIZE	

PRIVATE	APARTME	NT		ROW	OVERA	ALL		
# OF UNITS SIZE OF		*	VACANCY	SIZE OF	*	VACANCY	VACAI	NCY
IN PROJECT	UNIVERSE	VACANT	RATE	UNIVERSE	VACANT	RATE	RATE	
3-5	10384	324	3.1	51	1	2.1	3.	. 1
6-99	110181	439	.4	5913	44	.7		.4
100+	172487	541	.3	3813	18	.5		. 3
TOTAL PRIVATE	293052	1304	.4	9777	63	.6		.5
TOTAL PUBLIC	86750	112	. 1	13855	12	.1		. 1
OVERALL TOTAL	379802	1416	.4	23632	75	.3		.4
OVERALL TOTAL	379802	1416	.4	23632	75	.3	=====	======

Public rental projects in the Toronto CMA (which include limited dividend housing) continue to have virtually no vacancies. Of the approximately 100,000 units available in the Toronto CMA, 124 were found to be available during the October 1989 survey. This number has tripled in the last six months but is mainly due to the turnover of units rather than units actually being vacant for any considerable length of time. As in past surveys, publicly sponsored housing and private rental completions which are modestly priced and built are in short supply in the Toronto market.

The chart on page 7 shows vacancy rates for the Toronto CMA since 1982. The October 1989 figure marks the eighth consecutive rental market survey (since April 1986) that the vacancy rate has remained at 0.3% or lower in the Toronto CMA. The Toronto CMA continues into its 16th consecutive year of having vacancy rates of less than 2.0%. A vacancy rate of approximately 2.0-3.0% is considered optimum to ensure a competitive market, keep rents down, and allow sufficient choice for households.

The chart on page 8 shows vacancy rates of the three major cities in Canada over the past ten years. Toronto's rate has been consistently low over this period, while Vancouver's rate has experienced large fluctuations, and Montréal's has remained high throughout the eighties. Although these are very different markets, these rates demonstrate that the vacancy rates of cities of comparable size can vary. To demonstrate this point further, the following list depicts vacancy rates among major cities in the U.S.:

Major City	Vacancy Rate (1988 figures)
San Francisco Washington, D.C. New York Boston Philadelphia Dallas Chicago Los Angeles/Long Beach Miami	3.5% 4.6% 2.8% 4.1% 6.3% 17.9% 6.8% 5.5% 9.3%
Phoenix	12.3%

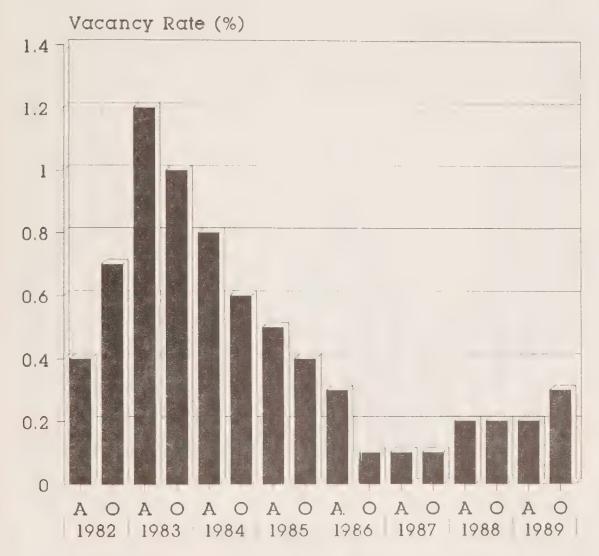
Source: U.S. Census, American Vacancy Survey.

Although rates are not determined in exactly the same manner across North America, the U.S. rates reveal the severity of Toronto's low rental vacancy rate in a more general context.

In Ontario, the rental vacancy rate for the private universe of buildings containing 6 or more units was 0.8% in October 1989, unchanged from the level recorded in April 1989. Rates eased in Barrie, Toronto, Oshawa, Kitchener, Hamilton, Cornwall, and Guelph; remained the same in Sault Ste. Marie, Windsor, and Sarnia; and tightened in Kingston, North Bay, Belleville, Brantford, London, Ottawa, Thunder Bay, Peterborough, Sudbury, and St. Catharines/Niagara Falls. Vacancy rate figures for all urban areas in Ontario and selected areas in Canada are found in Tables on pages 24, 26, and 27 of this report.

The Table on page 10 shows vacancy rates by bedroom type for private apartments with 6 or more units. Overall, the number of vacancies has increased from a total of 572 units in April 1989 to 979 in October 1989. Including newly completed and unoccupied units up to September 1989, the number of vacancies jumps to 1,463, pushing the vacancy rate up to 0.5%. This increase is largely attributed to two buildings completed in September which were not yet fully absorbed by October.

TORONTO CMA, VACANCY RATES, 1982-1989 Private Apartments--Six Units And Over

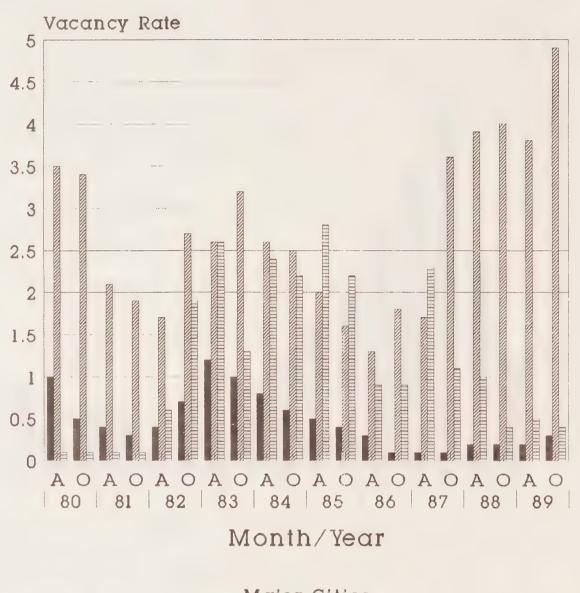


Rental Market Survey Date

Vacancy Rate

Vacancy Surveys -- April and October

VACANCY RATES, MAJOR CITIES, 1980-1989 Private Apartments -- Six Units And Over



Major Cities

Toronto Montréal Vancouver

^{*} Vacancy Surveys -- April and October

PRIVATE APARTMENTS -- SIX UNITS AND OVER TORONTO CMA, OCTOBER 1989

ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	. 1	.2	.4	105	0707/
2	Toronto (East)	.7	.0	.3	.8	36	27034 4741
3	Toronto (North)	.3	. 1	.1	.2	54	28336
4	Toronto (West)	. 6	.7	.8	.7	141	19394
1-4	Toronto City	. 3	.3	.3	.4	335	79505
5	Etobicoke (South)	.2	. 1	.1	.1	6	9578
6	Etobicoke (Central)	. 0	. 0	. 1	.1	11	14263
7	Etobicoke (North)	. 0	. 1	. 3	. 2	11	4438
5-7	Etobicoke City	. 1	.1	.1	.1	28	28279
8	York City	.1	.1	.1	.1	18	15621
9	East York (Borough)	. 1	. 0	.1	.0	9	17923
10	Scarborough (Central)	. 0	.1	. 0	,		17707
11	Scarborough (North)	. 1	. 0	. 1	.1	11 25	13383
12	Scarborough (East)	. 1	. 1	.0	.3	25	6687 9398
10.10							
10-12	Scarborough City	. 0	. 1	. 0	.2	61	29468
13	North York (Southeast)	. 2	. 0	.4	.4	60	16897
14	North York (Northeast)	. 1	. 1	. 0	.1	6	11684
15 16	North York (Southwest) North York (N. Central)	. 0	. 0	. 0	.0	2	9348
17	North York (Northwest)	.0	. 0	.1	.0	2	11649
			.1	.0	.2	23	13094
13-17	North York City	. 1	. 1	.1	.1	93	62672
	Malana 2 i de a Tressal de la constante de la						========
1-17	Metropolitan Toronto	.2 ======	.1 ========	.2	.2	54 3	233468
18	Mississauga (South)	. 1	. 1	. 2	.3	36	11383
19	Mississauga (Northwest)	1.2	. 2	.4	2.3	88	3888
20	Mississauga (Northeast)	.3	.8	.5	1.4	164	12029
18-20	Mississauga City	. 3	.4	.3	1.1	287	27300
21	Brampton (West)	. 1	. 1	.0	.3	15	5134
22	Brampton (East)	. 6	. 7	. 6	.3	10	3747
21-22	Brampton City	.3	.3	, 3	.3	25	8881
23	Oakville Town	.3	.4	1.2	.8	33	4377
24	Caledon	. 0	. 0	.0	. 0	0	76
25	R. Hill, Vaughan, King	. 0	. 0	. 0	.1	2	1935
26	Aurora, Newm., Whit-St.	.2	. 9	.1	.6	8	1392
27	Markham Town	.2	.1	.0	.4	3	783
25-27	York Region	. 1	. 3	. 0	.3	13	4110
28	Pickering, Ajax, Uxbridge	. 1	. 1	.7	3.4	70	2077
29	Milton, Halton Hills		. 1	.0	.5	6	1261
30	Orangeville	. 1	. 0	.0	. 0	0	736
31	Bradford, W. Gwillimbury		. 0	.0	.3	1	382
18-31	Remaining Toronto CMA	. 3	.4	.4	. 9	436	49200
1-31	Toronto CMA	. 2	. 2	. 2	.3	979	282668
					~~~~~~~~~		

^{*} Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding.

# PRIVATE APARTMENTS -- SIX UNITS AND OVER TORONTO CMA, OCTOBER 1989

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
SURVEY DATE					
1982 APRIL	.7	.2	. 4	. 8	. 4
OCTOBER	1.0	.5	.7	. 8	. 7
1983 APRIL	1.6	.9	1.3	1.8	1.2
OCTOBER	. 9	. 8	1.1	1.5	1.0
1984 APRIL	.8	.6	.9	1.0	.8
OCTOBER	. 8	.5	.7	.6	.6
1985 APRIL	. 9	.3	.3	. 4	.5
OCTOBER	.6	.2	.2	.2	. 4
1986 APRIL	.5	.3	. 3	.3	.3
OCTOBER	.2	.1	.1	. 1	.1
1987 APRIL	. 4	. 1	. 1	. 1	.1
OCTOBER	.2	. 1	.1	• .1	.1
1988 APRIL	.3	.2	.2	.2	.2
OCTOBER	.2	.1	.2	.2	.2
1989 APRIL	.2	.2	.2	.3	.2
OCTOBER	.5	. 4	.3	.4	.3

Of the available units in the Toronto CMA, most of the vacancies exist in one and two bedroom units. This is different from the April 1989 survey where most of the vacancies existed in three and four bedroom units. Considering the smaller amount of rental stock in buildings with 3-5 units, vacancies are relatively common.

#### RENTS

Average rents in the Toronto CMA over the past 12 months rose by approximately:

- 6.2% for bachelor units;
- 6.9% for 1-bedroom units;
- 9.1% for 2-bedroom units;
- 7.7% for 3-bedroom units.

These increases are higher than the Province of Ontario's statutory rent review guideline of 4.6% for 1989. Rent increases have a "higher than expected" 12-month percentage increase due to the multiple retroactive rent review decisions handed down this past year.

The rental charge of vacant units varies dramatically from all occupied units recorded in the private universe. In October 1989, the average rent of a vacant 2-bedroom unit in the Toronto CMA was \$1024. In comparison, the average rent of all occupied 2-bedroom units was \$643. Units at or below this average rent are virtually unattainable to the general public.

PRIVATE APARTMENTS -- SIX UNITS AND OVER
TORONTO CMA, OCTOBER 1988-1989

	ALL U	NITS	VACANT UNITS		
UNIT TYPE	OCTOBER 1988	OCTOBER 1989	OCTOBER 1988	OCTOBER 1989	
BACHELOR	\$409	\$433	\$482	\$539	
1-BEDROOM	\$493	\$528	\$751	\$781	
2-BEDROOM	\$596	\$643	\$1053	\$1024	
3-BEDROOM	\$738	\$789	\$1082	\$1166	

The average rent table on page 12 shows that the highest rents are within the City of Toronto, followed closely by the cities of Mississauga and Brampton, which have a relatively higher proportion of newer rental stock. Municipalities within Metropolitan Toronto (i.e., North York, East York, York, Scarborough, and Etobicoke) tend to have generally lower rents due to the domination of older buildings in their rental stock profiles.

Unlike house prices, average rents have basically kept pace with inflation. An average-priced home in 1980 has increased 263% from \$75,694 to approximately \$275,000 in 1989. In comparison, a 2-bedroom occupied apartment unit within the Toronto CMA in 1980 has risen 88%, from \$342 to \$643 in 1989.

## -----AVERAGE RENTS AND 12-MONTH CHANGE BY ZONE-----PRIVATE APARTMENTS -- SIX UNITS AND OVER TORONTO CMA, OCTOBER 1989

ZONE	LOCATION	OCT 89 BACHELOR	OCT 89 1-BEDROOM		OCT 89 3-BEDROOM	12-MONTH	12-MONTH	2-BEDROOM 12-MONTH % CHANGE	12-MO
nde son one one one									
1	Toronto (Central)	\$477	\$616	\$855	\$1293	5.9	4.6		
2	Toronto (East)	\$412	\$480	\$565	\$682	23.4	16.7		
3	Toronto (North)	\$433	\$538	\$722	\$1258	7.0	6.5		
4	Toronto (West)	\$414	\$522 	\$660 	\$940	8.1	6.1	5.3 	
1-4	Toronto City	\$444	\$557	\$742	\$1211	6.5	5.5	6.8	
5	Etobicoke (South)	\$346	\$421	\$504	\$591	5.2	7.9		
6	Etobicoke (Central)	\$433	\$509	\$629	\$794	12.3	8.7		
7	Etobicoke (North)	\$382	\$493	\$680	\$640	13.0	13.6	33.8	~-~~-
-7	Etobicoke City	\$370	\$480	\$616	\$759	7.4	9.3	12.6	
8	York City	\$368	\$491	\$607	\$882	2.8	.8	5.1	
9	East York (Borough)	\$408	\$480	\$569	\$779	6.5	7.7	4.6	
0	Scarborough (Central)	\$459	\$517	\$579	\$696	9.7	8.4	7.6	
1	Scarborough (North)	\$407	\$628	\$735	\$853	1.5	10.8	12.2	
2	Scarborough (East)	\$626	\$515	\$624	\$735	.4	5.2	8.0	
-12	Scarborough City	\$490	\$541	\$637	\$754	7.1	10.5	11.7	-
3	North York (Southeast)	\$390	\$524	\$631	\$747	13.5	6.4	9.1	
4	North York (Northeast)	\$644	\$568	\$688	\$737	1.6	8	.2	
5	North York (Southwest)	\$350	\$466	\$573	\$746	2.0	7.6	8.1	
6	North York (N. Central)	\$363	\$478	\$579	\$702	8.9			
7	North York (Northwest)	\$409	\$483		\$657	2.8			
-17	North York City	\$445	\$505	\$612	\$714	1.3	6.2	8.3	
-17	Metropolitan Toronto	\$435	\$524	\$637	\$782	6.1		9.3	
8	Mississauga (South)	\$382	\$492	\$589	\$686	1.6	5.8	5.0	
9	Mississauga (Northwest)	\$506				11.7			
20	Mississauga (Northeast)	\$393				7.7			
-20	Mississauga City	\$393	\$563	\$678	\$792	4.5	8.4	8.7	,
21	Brampton (West)	\$349	\$559	\$638	\$701	-3.7	7.6	5.9	
2	Brampton (East)	\$487				4.5	4.1	4.4	
-22	Brampton City	\$422	\$599	\$703	\$858	1.2	5.6	5.0	
23	Oakville Town	\$385	\$517	\$637	\$822	6.4	5.8	8.8	3
24	Caledon	*	*	\$524	*	*	9	4.6	
25	R. Hill, Vaughan, King	\$435	\$496	\$581	\$766	6.1		2 4.0	
26	Aurora, Newm., Whit-St.	\$364	\$503	\$580	\$715	10.8	8.0	6.6	5
27	Markham Town	*	\$488	\$547	\$645	13.8	8.0	12.8	3
5-27	York Region	\$408	\$497	\$573	\$730	7.6	6.9	6.8	3
28	Pickering, Ajax, Uxbridge					8.5			
29	Milton, Halton Hills	\$393				-3.7			
30 31	Orangeville Bradford, W. Gwillimbury	\$392 \$384				12.6			
						and after offer head worse darm darm has			
8-31	Remaining Toronto CMA	\$397	\$551	\$663	\$811	5.0			
	Town A CMA							========	
-31	Toronto CMA	\$433				6.2	6.9	9 9.	

^{*} Sample too small or not available NOTE: 12 month % change is based on a matched sample

#### STARTS AND COMPLETIONS ACTIVITY

After an unusually mild winter and a dramatic increase in the number of starts in early 1989, starts have generally tapered off, responding to a lower number of presold units. Condominiums starts are beginning to decline in response to lower presales and will continue this trend into 1990. A growing number of completed and unoccupied condominium units suggest a current and continuing oversupply over the medium term. Consequently, the higher end of the rental market has had recent competition from condominium units being rented on an individual basis by their owners.

Completion figures point to even more condominiums coming on stream in the next year. From January-October 1988, the number of condominium completions was 4,595 while during the same period in 1989 it had climbed to 13,347. In 1990, the full effects of the oversupply will be felt in the Toronto market.

# HISTORICAL COMPARISON TORONTO CMA, JANUARY-OCTOBER 1984-1989

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~					
JANUARY-OCTOBER 1984	11867	725	4615	3202	20409
JANUARY-OCTOBER 1985	12491	655	1688	1368	16202
JANUARY-OCTOBER 1986	16851	2068	1138	1834	21891
JANUARY-OCTOBER 1987	23581	4433	418	1328	29760
JANUARY-OCTOBER 1988	20872	4595	2113	1701	29281
JANUARY-OCTOBER 1989	16427	13347	1906	2470	34150

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER 198	4 12271	897	1284	1730	16182
JANUARY-OCTOBER 198	5 15913	2452	1792	2271	22428
JANUARY-OCTOBER 198	6 21248	4292	983	911	27434
JANUARY-OCTOBER 198	7 25644	11692	1499	2318	41153
JANUARY-OCTOBER 198	8 17954	10802	2575	2201	33532
JANUARY-OCTOBER 198	9 15850	9918	1484	1990	29242

IN-MIGRATION

In 1988, net interprovincial migration to Ontario was 11,221 persons, down considerably from 36,373 persons in 1987. This figure is expected to be 3,000 for all of 1989. Net international migration is up marginally from 64,071 in 1987 to 67,917 in 1988. Overall, slowing migration from other provinces has also been a contributing factor to the slight easing of the vacancy rate.

THE ECONOMY

A general slowing of the economy has been evident over the past year. The unemployment rate in October 1989 for the Toronto CMA was 4.1%, up from 3.2% in October 1988. In Ontario, the rate in October 1989 compared to a year earlier was unchanged at 4.5% while the rate in Canada experienced a 1.2% decline to 6.7%.

For rental housing in Toronto, vacancy rates and the number of vacancies have eased with the slowing of the economy.

The Bank rate has remained between 12.3% and 12.6% since March 1989. Currently, the rate stands at 12.46% with little change expected over the next couple of months. One-year mortgage interest rates have remained stable at 12.75%. It is expected that the one year rate will begin to decline in the first half of 1990 by about one and a half or two percentage points.

OUTLOOK

Our expectation is that vacancy rates will remain low but continue to ease as the economy slows, inmigration declines, and an oversupply of condominium units occurs in the next 12 months. As a result, the vacancy rate for the Toronto CMA could rise to 0.5-0.6% by October 1990. Rent increases in 1990 should be as high as in 1989 due to a steady stream of rent review decisions being handed down.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are four universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing 6 or more apartment units;
- privately initiated rental apartments in buildings containing 3 to 5 units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has been assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

^{*}The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

In October 1989, 90.9% of the units of the estimated private rental universe in the Toronto CMA was sampled. Vacancy data was acquired for 95.0% of this sample, while rental rate information was acquired for 68.6% of the sampled units.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451.



			US VACANO	T KAIED			1989 SU		
ONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER V		IZE OF	AVERAGE RENT %	12-MON
1	Toronto (Central)	.1	.1	. 2	.4	30	6750	\$477	5
2	Toronto (East)	2.0	.2	.4	1.4	15	1138	\$412	23
3	Toronto (North)	. 0	.1	. 0	.1	3	4917	\$433	7
4	Toronto (West)	.4	.5	.5	1.1	47	4494	\$414	8
1-4	Toronto City	.3	.2	.3	.6	96	17299	\$444	6
5	Etobicoke (South)	.0	1.0	. 0	.0	0	814	\$346	5
6	Etobicoke (Central)	. 0	.0	. 0	.0	0	185	\$433	12
7	Etobicoke (North)	.0	.0	. 0	.0	0	24	\$382	13
5-7	Etobicoke City	. 0	. 9	.0	.0	0	1022	\$370	7
8	York City	.0	. 2	. 2	.2	3	1617	\$368	2
9	East York (Borough)	.0	. 0	. 2	.1	1	1167	\$408	6
10	Scarborough (Central)	. 0	. 3	. 0	.3	1	356	\$459	9
11	Scarborough (North)	.0	.0	.0	.0	Ô	86		
2	Scarborough (East)	.0	.0	.0	.0	0	181		
)-12	Scarborough City	. 0	. 2	. 0	.2	1	623		
13	North York (Southeast)	.0	. 0	. 0	. 0	0	155		1
4	North York (Northeast)	.4	. 0	. 0	.0	0	213		
15	North York (Southwest)	. 0	.0	. 0	. 0	0	331		1
6	North York (N. Central)	.6	. 6	. 6	.0	0	187		4
17	North York (Northwest)	.5	. 0	.4	1.1	3	289	\$409	
3-17	North York City	.2	.1 .	. 2	.3	3	1175	\$445	
====		======	=======		========	======	======	:=======	=====
	Metropolitan Toronto	.2 ======	.2	.2	.5	104	22903	\$435 ========	=====
18	Mississauga (South)	. 3	. 6	.8	. 0	0	357	\$382	
19	Mississauga (Northwest)	2.8	.0	. 0	.0	0	34		1
20	Mississauga (Northeast)	.0	.4	.0	1.2	3	252		•
8-20	Mississauga City	.6	.5	.4	.5	3	644	\$393	
21	Brampton (West)	. 0	.0	. 0	. 0	0	162	\$349	-
22	Brampton (East)	.0	1.4	. 0	. 0	0	70	\$487	
			.5	.0	. 0	0	232	\$422	
23	Oakville Town	.0	.0	1.4	.7	1	141	\$385	
24	Caledon	.0	.0	. 0	*	*	*	*	
25	R. Hill, Vaughan, King	.0	.0	. 0	1.0	1	97	\$435	
26	Aurora, Newm., Whit-St.			. 0	. 0	0	68	\$ \$364	1
27	Markham Town	.0	. 0	. 0	. 0				1
	York Region	.0		. 0	.6			\$408	
		0	. 0	9.1	.0		11	ı *	
 5-27	Pickering, Ajax, Uxbridge	. 0		63	.0	0	2!	\$393 7 \$392	-
 5-27 2 8	Pickering, Ajax, Uxbridge Milton, Halton Hills	4.2	. 0	. 0				7 6700	1
 5-27 2 8 29	Milton, Halton Hills Orangeville	4.2	.0	. 0	. 0	U	4,	7 3376	1
5-27 28 29 30 31	Milton, Halton Hills Orangeville Bradford, W. Gwillimbury	4.2 2.2 .0	. 0 . 0 . 0	.0	.0	0	18	\$ \$384	
5-27 28 29 30 31	Milton, Halton Hills Orangeville	4.2	.0 .0 .0	.0	.0	0	18	3 \$384	
28 29 30 31 	Milton, Halton Hills Orangeville Bradford, W. Gwillimbury	4.2 2.2 .0	.0	.0	.0 .0 .4	0 5	18 1300	3 \$384	

^{*} Sample too small or not available

NOTE: 12-month % change is based on a matched sample
NOTE: Totals and subtotals may not add up exactly due to rounding

			US VACANO	I KAIES		OCTOBE	R 1989 SUI	BTAKI	
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989			SIZE OF UNIVERSE		12-MONT
1	Toronto (Central)	. 2	. 1	.1	.4	55	14082	\$616	4.
2	Toronto (East)	. 3	.0	. 3	.8	20	2674	\$480	16.
3	Toronto (North)	. 3	. 2	. 0	.2	34	15047		6
4	Toronto (West)	.6	.7	1.0	.7	70	9853	\$522	6
1-4	Toronto City	.3	.3	. 3	.4	179	41656	\$557	5.
5	Etobicoke (South)	. 1	. 0	. 1	.2	6	4073	\$421	7
6	Etobicoke (Central)	. 0	.1	. 0	. 0	0	4263		
7	Etobicoke (North)	. 0	.0	.1	.6	5	810	\$493	
5-7	Etobicoke City	. 1	.0	. 1	.1	11	9145	\$480	9
8	York City	.1	.1	. 1	.2	15	8135	\$491	
9	East York (Borough)	.1	.0	. 1	.0	3	9616	\$480	7
10	Scarborough (Central)	. 0	.0	. 0	.1	7	5974	\$517	8
11	Scarborough (North)	.1	.0	. 0	.5	11	2126		
2	Scarborough (East)	.1	. 2	. 0	.4	10	2690		
1-12	Scarborough City	.0	.1	.0	.3	28	10790	\$541	10
3	North York (Southeast)	.2	.0	.4	.7	39	5952	\$524	
4	North York (Northeast)	.0	. 2	. 0	.0	0	3769	\$568	
5	North York (Southwest)	.0	.0	.1	.1	2	3801	\$466	7
6	North York (N. Central)	.0	.0	. 1	.0	0	4275	\$478	
17	North York (Northwest)	.0	.0	. 0	.2	11	4930	\$483	
3-17	North York City	.1	.0	.2	.2	52	22727	\$505	
====		======					========		
	Metropolitan Toronto	.2	.1 ========	.2	.3	289	102070		
	Mindana (Caulh)	.1	.1	. 2	.3	13	4723	\$492	1
18 19	Mississauga (South)	1.6	.1	.8	4.5	63			
20	Mississauga (Northwest) Mississauga (Northeast)	.1	.3	. 2	1.0	36			
3-20	Mississauga City	.3	. 2	.3	1.1	111	9835	\$563	
21	Brampton (West)	.1	.0	. 0	. 2	4	1821	\$559	,
22	Brampton (East)	.4	.6	.8	.3	3			,
1-22	Brampton City	.2	.2	.3	.3	7	2777	\$599)
23	Oakville Town	.2	.2	. 9	.2	2	1313	\$517	7
24	Caledon	.0	.0	.0	. 0	0	19) 3	E
25	R. Hill, Vaughan, King	. 0	.0	. 0	. 0	C			
26	Aurora, Newm., Whit-St.	.2	.2	. 0	.8				
27	Markham Town	.5	.2	.0	1.0		305		
	York Region	. 2	.1	. 0	.5	8	1585	\$497	7
28	Pickering, Ajax, Uxbridge		.0	. 0	1.0	2			
29	Milton, Halton Hills	. 0	.2	. 0	.4	2			
30	Orangeville	. 0	.0	. 0	.0	(
31	Bradford, W. Gwillimbury	.8	.0	. 0	.0		114	\$414	+
8-31	Remaining Toronto CMA	. 3	.2	. 3	.8	133	16616	\$551	l
	=======================================		========		======	======	========	=======	======
====							118686	\$528	3

* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding

		PKEVI	OUS VACAN	CI KAIES		OCTOB	ER 1989 SI		
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	VACANT UNITS	SIZE OF UNIVERSE		12-MONT
1	Toronto (Central)	. 3	. 2	. 2	.3	18	5601	\$855	8.5
2	Toronto (East)	.2	.0	.0	.0	0	887		25.9
3	Toronto (North)	.3	.1	.3	. 2	15	7227		5.8
4	Toronto (West)	.9	1.0	.4	.5	21	4472		5.3
1-4	Toronto City	.4	. 3	.3	.3	 55	18186	\$742	6.8
-	Etobicoke (South)	7	0	1	0	0	6700	AF0/	
5		.3	.0	. 1	.0	0	4389	\$504	6.9
6	Etobicoke (Central)	.0	.0	. 1	.1	10	7413	\$629	8.6
	Etobicoke (North)	.0	. 1	.2	.2	6 	2941	\$680	33.8
5-7	Etobicoke City	. 1	.0	.1	.1	16	14743	\$616	12.6
8	York City	.2	.0	.1	.0	0	5243	\$607	5.1
9	East York (Borough)	. 1	.0	.1	.1	3	6122	\$569	4.6
10	Scarborough (Central)	.0	.0	. 0	.1	3	6203	\$579	7.6
11	Scarborough (North)	. 1	. 0	. 1	.4	14	3801	\$735	12.2
12	Scarborough (East)	.1	.1	.0	.2	8	5234	\$624	8.0
 10-12	Scarborough City	.0	.1	.0	.2	26	15238	\$637	11.7
13	North York (Southeast)	. 2	.0	. 2	.2	21	8772	\$631	9.1
14	North York (Northeast)	.0	.1	.0	.1	5	5809	\$688	.2
15	North York (Southwest)	.0	.0	.0	.0	0	4431	\$573	8.1
16	North York (N. Central)	.0	.1	.0	.0	0	5548	\$579	7.2
17	North York (Northwest)	.0	.1	.0	.1	5	6279		11.1
	North fork (Northwest)						02/9	\$574	11.1
13-17	North York City	. 1	.1	.1	.1	31	30840	\$612	8.3
	Metropolitan Toronto	. 1 :=====	.1	.1	.1	131 :=====:	90372	\$637 =======	9.3
18	Mississauga (South)	. 1	.1	. 1	. 3	16	5478	\$589	5.0
19	Mississauga (Northwest)	.6	.0	.3	.9	19	2009	\$803	5.5
20	Mississauga (Northeast)	.3	1.1	.7	1.6	113	6861	\$717	12.1
 18-20	Mississauga City	. 3	.6	.4	1.0	148	14348	\$678	8.7
21	Brampton (West)	.1	.1	. 0	. 4	11	2939	\$638	5.9
22	Brampton (East)	.5	.6	.7	.3	6	2050	\$752	4.4
21-22	Brampton City	.3	. 3	.3	. 3	17	4989	\$703	5.0
23	Oakville Town	. 3	.3	1.0	. 9	23	2470	\$637	8.8
24	Caledon	. 0	. 0	. 0	. 0	0	40	\$524	4.6
25	R. Hill, Vaughan, King	. 0	.0	. 0	. 0	0	1037		4.0
26	Aurora, Newm., Whit-St.	. 2	1.1	. 3	.4	3	679		6.6
27	Markham Town	.0	.0	.0	.0	0	429		12.8
25-27	York Region	.0	.4	. 1	.1	3	2145	\$573	6.8
28	Pickering, Ajax, Uxbridge	. 3	.1	. 0	3.0	30	1007	\$665	27.5
29	Milton, Halton Hills	.1	.0		.6	4			5.2
30	Orangeville	.0	.0	.0	.0	0			
31	Bradford, W. Gwillimbury		.0	.0	.0	0	345		11.4
							211	3524	4.6
10 71	Remaining Toronto CMA	.3	.5	.4	. 9	225	26268	\$663	8.1
18-31									
			=======		=======	======			=======

* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding

		. DDT!							
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	1989			SIZE OF UNIVERSE		12-MONT % CHANG
1	Toronto (Central)	. 0	.4	. 2	2		(01		
2	Toronto (East)	.0	.0	.0	.2	1 0	601 42	\$1293	
3	Toronto (North)	.1	.1	. 2	.1	1	1145	\$682	2.
4	Toronto (West)	1.0	1.4	1.7	.4	2	575	\$1258 \$940	3. 20.
1-4	Toronto City	.3	.5	.6	.2	4	2364	\$1211	10.
5	Etobicoke (South)	.3	.0	. 0	.0	0	303	\$591	11.
6	Etobicoke (Central)	.1	.0	.1	.0	1	2402	\$794	6.
7	Etobicoke (North)	.0	. 2	.4	.0	0	664	\$640	3.
5-7	Etobicoke City	.1	.1	. 2	.0	1	3369	\$759	6.
8	York City	.0	.0	. 0	.0	0	626	\$882	18.
9	East York (Borough)	.1	.0	.0	.1	1	1018	\$779	3.
10	Scarborough (Central)	.1	. 2	. 0	.0	0	850	\$696	7.
11	Scarborough (North)	. 2	.0	. 0	.0	0	674	\$853	7.
12	Scarborough (East)	. 1	.0	. 0	.5	6	1293	\$735	7.
10-12	Scarborough City	.1	.1	.0	.2	6	2818	\$754	8.
13	North York (Southeast)	. 2	.2	.8	.0	0	2018	\$747	10
14	North York (Northeast)	.2	. 0	.1	.1	1	1893	\$737	-5
15	North York (Southwest)	.0	.1	. 0	.0	0	785	\$746	11.
16	North York (N. Central)	.1	.0	.2	.1	2	1639	\$702	
17	North York (Northwest)	. 0	. 0	. 0	.3	4	1596	\$657	7.
3-17	North York City	.1	.1	.3	.1	7	7929	\$714	5.
	Metropolitan Toronto				.1	20	18123	\$782	7.
	- 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4	======			=======	=======	=======		:===::::
18	Mississauga (South)	.0	.0	.1	.8	7	825	\$686	6.
19	Mississauga (Northwest)	2.5	. 9	. 0	1.3	6	456	\$908	10.
20	Mississauga (Northeast)	.3	.2	.4	1.0	12	1192	\$825	9.
8-20	Mississauga City	.8	.3	. 2	1.0	25	2473	\$792	8.
21	Brampton (West)	.0	.0	.0	.0	0	212	\$701	11.
22	Brampton (East)	1.2	. 9	.2	.1	1	671	\$888	5.
1-22	Brampton City	. 9	.7	.1	.1	- 1	883	\$858	5.
23	Oakville Town	1.2	1.7	3.3	1.5	7	452	\$822	7.
24	Caledon	.0	.0	.0	*	0	*	*	4.
25	R. Hill, Vaughan, King	. 0	. 0	. 0	. 9	1	110	\$766	4.
26	Aurora, Newm., Whit-St.	. 0	6.0	.0	.0	0	56	\$715	8.
27	Markham Town	. 0	.0	.0	.0	0	40	\$645	11.
5-27	York Region	.0	1.8	.0	.5	1	206	\$730	6
28	Pickering, Ajax, Uxbridge	. 0	.0	1.3	4,4	38	858	\$855	12.
29	Milton, Halton Hills	. 0	.0	. 0	.0	0	49	\$770	7.
30	Orangeville	.0	.0	.0	.0	0	47	\$695	30.
31	Bradford, W. Gwillimbury	.0	.0	.0	2.9	1	39	\$550	7.
8-31	Remaining Toronto CMA	.6	,5	.6	1.5	73	5016	\$811	8.
=====	=======================================	======	=======			======	=======================================		=======
1 - 21	Toronto CMA	2	.2	. 3	. 4	92	23160	\$789	7.

* Sample too small or not available
NOTE: 12 month % change is based on a matched sample
NOTE: Totals and subtotals may not add up exactly due to rounding

Ole	LOCATION	6+ APT	PRIVATE		3-5 APT	PRIVATE	3-5 APT VACANCY	ROW	PRIVATE	VACA
	LOCATION	VACANT	6+ APT	RATE	VACANT	3-5 APT	RATE	VACANT	ROW	RATE
1	Toronto (Central)	105	27034	.4	105	980	10.7	0	*	
2	Toronto (East)	36	4741	.8	0	986	.0	0	14	
3	Toronto (North)	54	28336	.2	35	1733	2.0	0	62	
4	Toronto (West)	141	19394	.7	53	1919	2.7		170	
1-4	Toronto City	335	79505	.4	192	5618	3.4	6	259	
5	Etobicoke (South)	6	9578	.1	42	1033	4.0	0	64	
6	Etobicoke (Central)	11	14263	.1	1	47	2.4	0	467	
7	Etobicoke (North)	11	4438	.2	0	64	.0	0	· 562	
5-7	Etobicoke City	28	28279	.1	43	1144	3.7	0	1093	
8	York City	18	15621	.1	41	1534	2.7	0	165	
9	East York (Borough)	9	17923	.0	10	200	5.2	0	97	
10	Scarborough (Central)	11	13383	.1	13	206	6.5	1	402	
11	Scarborough (North)	25	6687	.4	0	0	.0	0	440	
12	Scarborough (East)	25	9398	. 3	1	55	2.5	2	423	
0-12	Scarborough City	61	29468	.2	15	261	5.6	3	1265	
13	North York (Southeast)	60	16897	.4	0	22	. 0	0	1390	
14	North York (Northeast)	6	11684	.1	0	27	.0	4	991	
15	North York (Southwest)	2	9348	.0	5	351	1.5	0	0	
6	North York (N. Central)	2	11649	.0	3	215	1.6	0	60	
7	North York (Northwest)	23	13094	.2	1	88	1.7	0	437	
3-17	North York City	93	62672	.1	10	703	1.4	4	2878	
====: l-17	Metropolitan Toronto	543	233468	.2	311	9460	3.3	13	5757	:===:
====			=======			========			========	:===:
18	Mississauga (South)	36	11383	. 3	0	139	.0	5	380	
19	Mississauga (Northwest)	88	3888	2.3	0	4	. 0	10	897	
20	Mississauga (Northeast)	164	12029	1.4	0	0	.0	10	1287	
3-20	Mississauga City	287	27300	1.1	0	143	.0	25	2564	
21	Brampton (West)	15	5134	. 3	6	140	4.3	19	528	
22	Brampton (East)	10	3747	.3	0	0	.0	0	202	
-22	Brampton City	25	8881	.3	6	140	4.3	19	730	
23	Oakville Town	33	4377	.8	0	70	. 0	6	443	
24	Caledon	0	76	.0	0	*	.0	0	0	
25	R. Hill, Vaughan, King	2	1935	.1	2	80	2.6	0	0	
26	Aurora, Newm., Whit-St.	8	1392	. 6	2	170	1.2	0	229	
27 	Markham Town	3	783	.4	0	0	.0	0	0	
5-27	York Region	13	4110	. 3	4	250	1.7	0	229	
28	Pickering, Ajax	70	2077	3.4	0	49	.0	0	54	
29	Milton, Halton Hills	6	1261	.5	3	115	2.8	0	0	
30 31	Orangeville Bradford, W. Gwillimbury	0	. 736 382	.0	0	57 95	.0	0	0	
8-31	Remaining Toronto CMA	436	49200	. 9	13	924	1.5	50	4020	
	-									
							=======			

^{*} Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

ZONE	LOCATION	PRIVATE	PRIVATE		PUBLIC	PUBLIC	PUBLIC VACANCY	OVERALL	OVERALL	OVERAL. VACANC
			UNIVERSE	RATE	VACANT	UNIVERSE	RATE	VACANT	UNIVERSE	
1	Toronto (Central)	209	28027	.7	19	15/47				
2	Toronto (East)	36	5741	.6	5	15647 5452	.1	228	43674	
3	Toronto (North)	89	30131	.3	0	1280	.1	41	11193	•
4	Toronto (West)	199	21483	. 9	11	6082	.0	89 210	31411 27565	•
1-4	Toronto City	533	85382	.6	35	28461	.1	568	113843	
5	Etobicoke (South)	48	10675	.4	0					•
6	Etobicoke (Central)	12	14777	.1	0	1272 3584	.0	48	11947	a (
7	Etobicoke (North)	11	5064	.2	3	4155	.0	12 14	18361 9219	
5-7	Etobicoke City	71	30516	.2	3	9011	.0	74		
8	York City	59	17320	.3	0				39527	•
9					U	5233	.0	59	22553	. :
	East York (Borough)	19	18220	.1	4	2162	.2	23	20382	
10	Scarborough (Central)	25	13991	.2	0	6704	.0	25	20695	
11	Scarborough (North)	25	7127	.4	3	5311	.1	28	12438	•
12	Scarborough (East)	28	9876	.3	15	9312	.2	43	19188	
0-12	Scarborough City	79	30994	.3	18	21327	.1	97	52321	
13	North York (Southeast)	60	18309	.3	8	1957	.4	40	202//	
14	North York (Northeast)	10	12702	.1	10	1905	.5	68 20	20266 14607	
15	North York (Southwest)	7	9699	.1	1	3731	.0	8	13430	
16	North York (N. Central)	5	11924	.0	1	2250	.0	6	14174	
17	North York (Northwest)	25	13619	. 2	18	9164	.2	43	22783	
3-17	North York City	107	66253	.2	38	19007	.2	145	8 5260	
=====		=======	=======	=======	======	========	=======	=======		
	Metropolitan Toronto	867	248685	.3	98	85201	.1	965	333886	. :
=====			========	=======	======			=======	=========	
18	Mississauga (South)	41	11902	.3	4	1770	. 2	45	13672	
19	Mississauga (Northwest)	98	4789	2.0	3	1396	.2	101	6185	1.
20	Mississauga (Northeast)	174	13316	1.3	11	2949	.4	185	16265	1.
8-20	Mississauga City	312	30007	1.0	18	6115	.3	330	36122	
21	Brampton (West)	41	5802	.7	7	1419	.5	48	7221	
22	Brampton (East)	10	3949	.3	i	1176	.1	11	5125	• 1
1-22	Brampton City	51	9751	.5	8	2595	.3	59	12346	
23	Oakville Town	39	4890	.8	0	1068	.0	39	5958	
24	Caledon	0	81	.0	0	124	.0	0	205	. (
25										
26	R. Hill, Vaughan, King	4	2015	.2	0	1338	.0	4	3353	. 1
27	Aurora, Newm., Whit-St. Markham Town	10	1791 783	.6	0	1673 763	.0	10	3464 1546	. 3
5-27										
	York Region	17	4589	.4	0	3774	.0	17	8363	• 1
28 29	Pickering, Ajax	70	2180	3.2	0	816	.0	70	2996	2.
30	Milton, Halton Hills	9	1376	. 7	0	690	.0	9	2066	.4
31	Orangeville Bradford, W. Gwillimbury	0	793 477	.0	0	148 74	.0	0	941 551	. (
8-31	Remaining Toronto CMA	500	54144	. 9	26	15404	. 2	526	69548	. 8
	Toronto CMA	1367	302829	.5	124	100605	. 1	1491	403434	

IOTE: Totals and subtotals may not add up exactly due to rounding

----- ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS -----COMPLETED PRIOR TO JULY 1989 OCTOBER 1989

SURVEY AREA APARTMENTS 6 UNITS AND OVER APARTMENTS 3 UNITS AND OVER _____ VACANCY VACANCY UNIVERSE VACANCIES RATE UNIVERSE VACANCIES RATE CMAs ______ 191 254 .5 Hamilton CMA * 41162 43720 191 .5 133 .6 937 2.7 23866 25073 Kitchener CMA * 138 . 6 34500 937 2.7 38079 13555 116 .9 16562 9911 65 .7 10630 0 * 57513 765 1.3 61580 London CMA * 983 2.6 185 St. Catharines CMA * 1.1 Oshawa CMA * 80 .8 Ottawa CMA (Ontario Part) * 57513 898 1.5 .3 18 9154 35 Sudbury CMA * 6966 .4 27 979 .6 5476 .3 293052 4390 Thunder Bay CMA * 61 1.1 Toronto CMA * 282668 1304 .4 12411 122 1.0 14378 186 Windsor CMA * -------------486942 3353 .7 517704 4124 Sub-Total CMAs CAs 50,000+ Population 2620 3 .1 3077 7 .2 Barrie CA * Belleville CA * 5343 24 .5 6097 51 .8 11 4532 3718 . 3 17 Brantford CA * .4 176 63 3.0 3519 Cornwall CA * 2119 5.0 Guelph CA * 6369 8 .1 6741 10 . 1 8824 .3 10455 30 33 Kingston CA * . 3 .4 2179 8 North Bay CA * 3220 11 . 3 3874 39 1.0 Peterborough CA * 4907 53 1.1 5407 128 149 Sarnia CA * 4864 2.6 2.8 10 Sault Ste. Marie CA * 4017 .2 12 4904 Sub-Total CAs 50,000+ 43927 324 .7 52859 519 1.0

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.

Calculation of vacancy rates are rounded according to an algorithm

designed by CMHC's Statistical Services Division and applied to all vacancy
rates

^{*} CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

(continued)-- ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS -COMPLETED PRIOR TO JULY 1989
OCTOBER 1989

CAs and CENTRES			VACANCY			VACANC
10,000 to 50,000 Population	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE
Dunnville Town	67	0	.0	82	0	
Haldimand Town	293	0	.0	319	0	
Huntsville Town	153	5	3.3	215	6	2.
Nanticoke City	107	0	. 0	139	0	
Port Hope Town	205	0	.0	213	0	
Brockville CA	1981	89	4.5	2319	101	4.
Chatham CA *	2894	49	1.7	3939	81	2.
Cobourg CA	691	5	.7	740	5	
Collingwood CA	553	4	.7	718	5	
Elliot Lake CA	1475	345	23.4	1491	354	23.
Haileybury CA	203	16	7.9	364	23	6.
Hawkesbury CA	383	7	1.7	641	25	3.
Kapuskasing CA	335	34	10.0	653	61	9.
Kenora CA	190	7	3.8	291	10	3.
Kirkland Lake CA	500	50	10.0	987	80	8.
Leamington CA *	881	18	2.0	945	20	2.
Lindsay CA	1067	6	. 6	1335	11	
Midland CA	844	4	.4	1086	7	
Orillia CA	1060	9	. 9	1528	17	1.
Owen Sound CA	1299	4	. 3	1707	6	
Pembroke CA (Ontario Part)	717	49	6.8	979	57	5.
Simcoe CA	360	0	.0	544	0	
Stratford CA	1768	62	3.5	2062	64	3.
Cillsonburg CA	716	11	1.5	840	13	
Timmins CA	921	5	.5	1657	14	
Wallaceburg CA	383	34	8.9	477		7.
Woodstock CA *	1139	4	.4	1478	11	
Gub-Total CA's etc.		817	3.9	27749	1007	3.
0,000 to 50,000 Population						
	65112	1141	1.8			1.
OTAL Ontario	552054	4494		598312		

^{*} CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.

Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

^{**} Results cannot be released where obtained from 3 or fewer structures.

1982 1983 1984

5 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	APK U	OC1	APK UCI		APR		APR		A 1	3	474										
					-																
Barrie	***	**	6.	**	M	۳.	4.	0.	τ.	Γ.	0.	2.	4.	0.	τ.	.2	1.9	.2	0.	-	Barrie
مالن	***	***		**	***	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	rú	Belleville
		***	4.7	**	2.0	1.9	0	2.3	2.5	1.5	1.0	4.	5.	м.	-	.2	4.	4.	μij	5.	Brantford
	1.0	4	. 7	.2	1.8	6.3 1	11.7 1	12.3 1	33	9.6	6.9	2.7	3.1	3.9	5.4	4.3	8.0	2.3	1.8	1.2	Calgary*
mi-Jonguiere*		1.4	rJ.	1.3	2.4		N.		1.9	1.7	1.8	3.2	4.0	0.6		0.5	7.2	7.7	5.3	5.1	Chicoutimi-Jonquiere*
		**		**	.7	1.2	3.2	1.2	1.0	9.	1.2	2.8	1.3	1.2	6.	1.3	1.4	5.6	9.1	3.0	Cornwall
				-	4	9.4	7.5	0.5	4.	0.5	7.4	4.4	5.5	4.1	5.5	5.6	8.9	4.4	3.6	2.1	Edmonton*
× IIO				4 X			3 0) <	N		. 4	p	4	-	C	0	-		0	-	dalene
				K	0.1	1.1	7.7		<u> </u>	٦.	, r	4 \		1 1		1 0	1 1				× 4 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Halifax*	2.6	1.2	٥.	ń	6.	9.	2.1	0.	6.	4.	.7	9.	2.0	2.3	3.9	4.4	4.7	4.5	t.	5.5	Hallfax*
Hamilton*	1.6	1.3	1.1	.7	9.	9.	1.2	æ.	6.	ιά	4.	4.	i.	w.	M.	w	M.	4.	4.	ī.	Hamilton*
Kingston	***	***	3.2	**	1.3	1.2	1.1			=	.7	1.3	9.	1.3	1.7	1.1	1.2	4.	6.		Kingston
Kitchener*	2.2	1.1	3.6	.7	6.	1.0	2.2	6.	.7	9.	4.	4.	4.	.2	4.	.2	ri.	4.	ιί	9.	Kitchener*
	5.9	4.1	8.00	1.9	2.5	3.0	M .M	2.8	2.4	1.0	6.	4.	ณ่	.7	1.0	1.0	6.	2.1	3.1	2.7	London*
**			2.1	1.9	1.7	2.7	5.6	3.2	5.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	0.4	M	6.4	Montréal*
	***	**	ri.	**	.7	М.	ω.	ň	ī.	ĸ.	4.	.2	w.	.7	1.1	4.	4.	1.4	1.5	4.	North Bay
Oshawa*	3.0	2.4	1.2	0.	.2	.5	1.3	5.5	1.5	M	.1		.2	.2	prod.	i,	м.	4.	.2	.7	Oshawa*
Hull*	9.4	3.9	5.4	6.	.7	₽.	м.	.3	w.	4.	1.1	1.3	2.3	3.0	3.0	3.1	5.9	2.1	2.2	1.7	Ottawa-Hull*
Ottawa*	4.2	3.5	2.2	9.	4.	.2	м.	М.	M.	ь.	6.	œ.	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	Ottawa*
Hull*	8.9	5.8	3.3	2.3	2.0	'n	.7	.7	.7	œ	2.5	4.3	0.9	8.2	7.7	10.7	7.2	4.5	3.5	3.2	Hu11*
Peterborough	**	**	1.1	**	ī,	.7	1.8	.7	4.	4.	9.	4.	1.5	1.1	6.	9.	5.9	2.1	2.0	1.0	Peterborough
Quebec City*	2.8	2.00	2.0	1.8	1.7	4.8	3.7	5.5	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	0.4	9.4	Quebec City*
	2.0	7.	1.9	ri.	1.0	Ν.	5.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	5.6	6.9	5.4	8.1	6.5	Regina*
harines-Niagara*	2.6		1.9	œ.	1.3	1.6	3.0	1.0	1.0	œ.	9.	۳.	.7	œ.	1.0	τί	1.2	1.0	1.1	6.	St. Catharines-Niagara*
John*			3.4	3.1	6.4	2.1	4.0	3.9	9.4	4.5	4.3	3.1	5.1	4.8	5.4	4.2	89	3.5	4.3	3.0	St. John*
St. John's*			٥.	1.4	9.7	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	6.4	9.1	10.1	10.8	60	7.7	5.0	St. John's*
Sarnia	***	**	4.2	**	4.	1.4	1.9	8.2	3.4	8.2	8.2	2.3	4.4	6.2	6.1	6.3	4.7	5.9	5.6	5.6	Sarnia
Saskatoon*	2.2	17.	1.8	œ.	2.1	1.1	3.4	2.3	6.4	1.1	3.5	2.5	2.6	2.8	4.7	4.3	9.8	8.8	2.01	8.8	Saskatoon*
Sault Ste. Marie	***	***	4.1	**	2.5	4.5	7.3	2.7	2.1	1.4	3.5	1.0	1.9	4.2	9.4	5.6	τġ	М.	.2	.2	Sault Ste. Marie
Sherbrooke*	***	**	**	**	**	***	***	***	***	***	**	**	**	***	4.8	6.5	9.9	9.6	9.7	4.6	Sherbrooke*
Sudbury*	3.4	1.9	2.0	9.	.7	1.5	1.9	יט	6.	œ.	1.0	9.	1.0	6.	1.1	1.0	1.2	м.	œ	M.	Sudbury*
Thunder Bay*	1.5	1.0	2.0	1.1	1.6	9.	1.3	4.	1.4	4.	4.	9.	1.1	5.4	3.1	2.1	2.1	1.1	1.4	9.	Thunder Bay*
Toronto*	1.0	r.	4.	۳.	4.	.7	1.2	1.0	œ.	9.	ιú	4.	M.	-	۲.		.2	.2	.2	ĸ.	Toronto*
Trois Rivieres*	***	**		**	1.8	4.8	9.4	4.4	2.7	2.2	5.4	2.1	2.7	6.7	6.1	0.6	6.9	6.2	5.8	5.6	Trois Rivieres*
Vancouver*		۲.	Γ.	e-ret	9.	1.9	5.6	1.3	5.4	2.2	2,8	2.2	6.	6.	2.3	1.1	1.0	4.	ιċ	4.	Vancouver*
Victoria*	Ξ.				9.	1.5	2.7	1.1	3.7	2.2	3.3	1.9	5.4	9.	1.1	4.	1.0	w.	.7	.2	Victoria*
Windsor*	3.7	6.1	8.3	7.0	7.0	3.6	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	ė	1.0	1.0	Windsor*
Winnipeg*	8.4	5.1	4.3	3.5	2.1	1.4	1.4	6.	1.0	00	6.	6.	1.1	1.6	2.0	8.2	3.0	4.3	9.4	6.5	Winnipeg*

						nquiere*																			-Niagara*					ie					ж					nly)	THE PERSON OF ACT.
		Barrie	Belleville	Brantford	Calgary*	Chicoutimi-Jonquiere*	Cornwall	Edmonton*	Guelph	Wolifov*	Hatttax .	Hamilton*	Kingston	Kitchener*	London*	Montreal*	North Bay	Oshawa∗	Ottawa-Hull*	Ottawa*	Hull*	Peterborough	Quebec City*	Regina*	St. Catharines-Niagara*	St. John*	St. John's*	Sarnia	Saskatoon*	Sault Ste. Marie	Sherbrooke*	Sudbury*	Thunder Bay*	Toronto*	Trois Rivieres*	Vancouver*	Victoria*	Windsor*	Winnipeg*	2.5 TOTAL (CMA's only)	KAR Data not available
89 0CT	1 0	7.	4.	ĸ.	1.4	3.9	2.3	2.4		LI N	n <	d	M.	пĵ	2.5	4.7	4.	9.	1.6	N	2.7	6.	3.9	5.5	.7	5.4	6.0	2.3	7.9	.2	8.9	.2	4.	W.	2.0	4.	.2	6.	0.9	2.5	11 30 13 14 15 15
1989 APR 0	1 0		0.	4.	2.0	3.7	1.5	03	0	2	n k	a 1	IG.	ī.	2.8	9.2	1.1	2.	2.0	1.00	3.0	1.7	3.7	7.1	1.0	3.7	0.9	2.3	9.1	M.	7.1	9.	1.2	.2	5.2	4.	9.	0.	0	2.3	11 11 11
88 0CT	i i i	7.	1.0	M.	2.4	5.5	2.2	4.51	-		- L	ų.	4 .	4.	1.9	w w	1.0	w.	1.9	1.5	3.9	1.7	4.5	4.7	œ.	3.6	7.0	5.6	7.8	w.	9.8	4.	6.	-	5.6	4.	Ň.	9.	3.9	2.3	11 11 11 13
1988 APR 00	1 1	1./	1.2	M.	3.9	5.2	1.0	6.8	-	0	J .	.	7	4.	œ.	8	M.	.2	2.7	1.7	6.1	2.5	4.5	4.2	1.0	3.7	8.5	4.3	2.6	rū	9.9	6.	1.5	.2	6.2	6.	1.0	6.	2.7	2.5	11 11 11
87 0CT	i (6.	r.	4.3	7.8	1.3	τ. α	~	0	1	٠.	1.0	.2	٥٠.	4.6	M.	M.	2.7	1.4	9.8	4.	4.8	2.2	πi	4.3	7.8	5.8	4.0	2.3	6.5	œ.	1.6	Ξ.	8.0	1.0	M	เข	2.5	2.2	11
1987 APR 0		7.	1.1		5.3	6.5	9.	60	0	0	0 0	7		4.	6.	9·I	œ.	~	5.6	1.8	6.2	6.	5.6	3.57	6.	5.0	7.2	5.6	4.1	3.7	6.4	ω̈	2.2	.2	5.5	2.1	1.0	1.0	1.8	1.8	11 11
986 OCT	! ! !	0.	**	M	4.4	6.7	φ.	9.4	~		0.1	0	1.2	.2	9.	0.	ū	. 2	5.6	1.7	4.9	6.	2.7	5.9	.7	4.4	3.9	5.7	5.6	3.8	**	.7	1.6	Γ.	ارا 00	6.	9.	œ.	1.5	1.6	11
1986 APR 0	i `	J .	**	4.	3.9	5.9	6.	1.	1 14			`.	1.5	4.	9.	1.3	.2	.2	2.0	1.3	6.4	1.2	1.3	9.4	9.	9.4	ω. 00	4.1	5.0	1.7	**	6.	. 7	4.	2.3	œ.	2.3	ιċ	1.1	1.4	11 11 11 11
35 0CT		. 2	*	9.	3.7	2.5	1.6	6.9	~	4	۰ ۱	ų.	7.7	4.	4.	1.6	□.	p==0 *	1.2	.7	3.57	М.	1.4	2.7	W.	2.5	1.6	2.2	2.3	ó	**	ī.	4.	4.	1.00	2.1	1.8	. 7	6.	1.4	16 10 11
1985 APR OCT	1	0.	**	6.	7.7	1.4	ω.	7.0	oc.			ų.	9.	4.	6.	1.9	Μ.	p=4	1.0	φ.	2.1	4.	1.1	3.5	9.	3.00	5.9	5.6	3.2	1.4	**	œ	W.	9.	2.0	5.6	3.0	. 7	œ.	1.9	
4 CT			**	1.3	10.1	M.	ū	0 7			± 1	. 7		9.	1.0	2.4	.2	ĸ)	М.	ĸ.	.7	N,	1.6	1.6	۰.	0	. I	5.6	1.2	1.3	**	9.	w.	9.	1.9	2.1	2.1	6.	œ.	2.1	63 64 64 61
1984 APR OCT		Γ.	***	1.9	13.4	1.6	ī.	11.2	. K) (0	œ.	.2	9.	2.2	2.5	4.	1.3	M	.2	9.	Ň.	2.0	2.8	6.	8	3	3.1	4.3	2.1	**	.7	1.0	œ.	2.3	2.1	3.5	1.1	1.0	2.5	11 11 11 11
83 0CT		0.	**	2.1	11.7	2.2	. 7				Ď (6.	-	6.	2.5	3.1	4.	1.3	Μ,	0,	ū	.7	9.4	1.9	6.	3.2	5	5.6	2.1	5.1	**	4.	M.	œ.	M .00	1.2	1.1	1.7	6.	2.5	H H H H H H H H H H H H H H H H H H H
1983 APR 00		4.	***	1.4	1.1	2.5	1.9	7 7	α		× 1	M.	1.0	2.0	N	5.6	9.	1.1	Μ.	.2	9.	1.5	M.	2.5	5.6	M.	0.4	0.1	3.1	6.2	***	1.5	1.0	1.1	4.0	2.4	2.6	2.5	1.3	2.5	11 11 11 11 13
982 OCT			**	1.6	5.8 1	3.5	6.	7		4 L	ਹੰ.	9.	1.1	6.	2.7	9.2	М.	4.	М.	.2	9.	ΐ	4.2	.2	1.4	1.9	6.	1.3	1.0	9.0	**	1.3	4.	9.	4.2	1.7	1.4	3.1	1.2	1.9	11 11 11 11
1982 APR 00		M.	***	1.7	1.8	1.9	.5	0	1 -	. (. 7	1.2	6.	2.3	1.6	9.	.2	. 7	4.	2.0	4.	1.5	6.	1.1	6.3	6.1	4.	2.0	2.2	**	9.	1.1	4.	1.5	เบ๋	9.	4.9	1.9	1.3	
81 0CT	1	***	***	***	N.	1.0	***	-	: ;		ų.	1.1	***	. 7	1.7	1.9	**	0.		9.	3.8	**	1.6	rū	7.	3.0	1.2	***	0	**	**	rā	œ.	М.	**	-	-	6.9	3.1	1.2	11 11 16 16
1981 APR 00		***	***	***	7.	त्यं	**	200	K .		1.0	1.3	***	1.6	3.4	2.0	***	1.0	2.4	2.0	4.5	***	0	1.8	1.7	03	7.	**	1.6	***	**	1.6	M. M	10.	***		-	8.2	4.1	1.6	11 11 11 11 11 11
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		Barrie	Belleville	Brantford	Calgary*	Chicoutimi-Jonquiere*	Corneal	K			Halifax*	Hamilton*	Kingston	Kitchener*	London*	Montréal*	North Bay	Oshawa*	Ottawa-Mull*	Ottawa*	Hu13*	Peterborough	Ouebec City*	Regina*	St. Catharines-Niagara*				Saskatoon*	Sault Ste. Marie	Sherbrooke*	Sudbury*	Thunder Bay*	Toronto*	Trois Rivieres*	Vancouver*	Victoria*	W. indisor.	Winnipeg*	TOTAL (CMA's only)	

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TORONTO CMA ZONE BOUNDARIES OCTOBER 1988

ZON	E LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit &	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532
21	Brampton (West)	\$10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffv	ille				430-431
	East Gwillimbury					455-456
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806*, 820*
	Ajax*					810-812, 805×,
	Uxbridge					806*, 820* 830-831
20	Million					620-626
29	Milton Halton Hills					630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton					484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483
	Georgina Township					470-475
	Georgina Island					476

^{*} Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

